39-B

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bradley Kaiser and wife Rachel Kaiser 2004 Priest Road Nashville, TN 37205	**2014 Map & Parcel 129060A001.00co**	**New Owner**

This instrument prepared by: Centennial Title Company, Inc.
30 Burton Hills Blvd.
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140007002 DEEDWARRSP
Recvd: 01/30/14 13:18 5 pgs
Fees:28.00 Taxes:3182.00
20140130-0008458

SPECIAL WARRANTY DEED

WHEREAS, **William Allen Cargile** (the "Decedent") was the owner of certain property located at in Davidson County, Tennessee as set out in Instrument No. Book 8829, page 682, Register's Office for Davidson County, Tennessee, and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on March 23, 2011, and his will (the "Will") is filed of record in with the Chancery Court of Williamson County, Tennessee under Probate No. P6070; and

WHEREAS, pursuant to the Will, Phyllis G. Cargile (also known as Phyllis S. Cargile) was appointed Executrix of the Estate of William Allen Cargile, (the "Estate").

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $869,000.00

Affiant

Subscribed and sworn to before me this 29th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

SUE ARNETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TEN.

My Commission Expires SEPT 9, 2014

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Phyllis G. Cargile, Executrix of the Estate of William Allen Cargile** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **Bradley Kaiser and wife, Rachel Kaiser** (collectively the "Grantees"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A which is attached hereby and incorporated hereby by reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained hereby, are made expressly subject to the matters set forth in EXHIBIT B attached hereto (the Permitted Exceptions").

This is unimproved property located and known as **Tract 2 Jocelyn Hills Road, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

By its acceptance of this Special Warranty Deed, Grantees agree that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantees AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above).

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20th day of January, 2014.

Phyllis G. Cargile, Executrix
of the Estate of William Allen Cargile by
Ann Peldo Cargile as attorney-in-fact

7/3076830.2
013169-000001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue Arnett, Notary Public, Ann Peldo Cargile, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is attorney-in-fact for Phyllis G. Cargile, the Executrix of the Estate of William Allen Cargile, and that she, as attorney-in-fact for said Executrix, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of January, 2014.

Sue Arnett
NOTARY PUBLIC

My Commission Expires: 9-9-2014

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

7/3076830.2
013169-000001

EXHIBIT A

(Legal Description)

LAND LOCATED IN THE 23RD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING TRACT NO. 2 OF THE ALLEN CARGILE PROPERTY DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-14-07 REVISED 2-21-13 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF CLEARBROOK DRIVE, SAID ROD BEING THE NORTHEAST CORNER OF LOT 123, WEST MEADE PARK INC., SECTION ONE (BOOK 2900, PAGE 103 R.O.D.C., TN) OWNED BY RICHARD D. FISHER (INSTRUMENT # 20051003-0118150 R.O.D.C.,TN); THENCE LEAVING SAID WESTERLY MARGIN WITH SAID FISHER
N 64°45'05" W 485.79 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID LOT 123; THENCE
S 67°40'42" W, PASSING THE NORTHEAST CORNER OF LOT 120 OF SAID WEST MEADE PARK, INC. SECTION ONE OWNED BY PAUL DOKECKI (INSTRUMENT # 20060808-0097144 R.O.D.C., TN) FOR A TOTAL DISTANCE OF 272.75 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF SAD LOT 120 AND THE NORTHEAST CORNER OF LOT 119 OF SAID WEST MEADE PARK, SECTION ONE OWNED BY JONATHAN E. MILLER (BOOK 9124, PAGE 754 R.O.D.C., TN); THENCE, SEVERING TRACT 1 OF THE CONSOLIDATION PLAT OF RECORD IN INSTRUMENT 20071113-0133008 R.O.D.C., TN
N 07°19'31" W 313.36 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF THE DENNIS JOHNSON AND FLETCHER FOSTER PROPERTY (INSTRUMENT# 20090904-0083590 R.O.D.C., TN); THENCE WITH SAID JOHNSON / FOSTER
N 82°40'29" E 129.58 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF A 50 FOOT WIDE INGRESS / EGRESS AND PUBLIC UTILITY EASEMENT THAT SERVES THIS AND OTHER TRACTS; THENCE WITH SAID SOUTHERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 244.18 FEET A CHORD BEARING AND DISTANCE OF
S 59°16'56" E 24.14 FEET FOR AN ARC LENGTH OF 24.15 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH SAID SOUTHERLY MARGIN
S 62°07'03" E 75.88 FEET TO AN IRON ROD (OLD); THENCE
N 27°52'57" E, PASSING THE NORTHERLY MARGIN OF SAID 50 FOOT WIDE INGRESS / EGRESS AND PUBLIC UTILITY EASEMENT AT 50.01 FEET FOR A TOTAL DISTANCE OF 127.60 FEET TO AN IRON ROD (OLD); THENCE
N 52°39'02" E 237.86 FEET TO AN IRON ROD (OLD) AT A CORNER TO SAID JOHNSON / FOSTER AND TO TRACT NO. 3 OF THE ALLEN CARGILE PROPERTY FROM A SURVEY OF THIS SAME DATE; THENCE WITH SAID TRACT NO. 3
S 02°27'26" W 308.49 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID 50 FOOT WIDE INGRESS / EGRESS AND PUBLIC UTILITY EASEMENT; THENCE WITH SAID NORTHERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 323.15 FEET A CHORD BEARING AND DISTANCE OF S 88°54'14" E 215.87 FEET FOR AN ARC LENGTH OF 220.10 FEET TO AN IRON ROD (NEW); THENCE CONTINUING WITH THE NORTHERLY MARGIN OF SAID EASEMENT
N 71°34'54" E 89.63 FEET TO AN IRON ROD (NEW); THENCE
S 19°44'02" E 50.01 FEET TO AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF SAID EASEMENT; THENCE
S 04°57'40" W 212.63 FEET TO AN IRON ROD (NEW) ON SAID WESTERLY MARGIN OF CLEARBROOK DRIVE; THENCE WITH SAID WESTRLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET A CHORD BEARING AND DISTANCE OF
S 05°36'02" W 35.87 FEET FOR AN ARC LENGTH OF 36.68 FEET TO AN IRON ROD (OLD); THENCE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 50.00 FEET A CHORD BEARING AND DISTANCE OF
S 05°15'27" W 35.32 FEET FOR AN ARC LENGTH OF 36.10 FEET TO A CONCRETE MONUMENT (OLD); THENCE
S 25°56'28" W 29.40 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 221050.78 SQ. FT OR 5.07 ACRES MORE OR LESS.

Being part of the same property conveyed to William Allen Cargile by Special Warranty Deed from Third National Bank in Nashville, recorded December 31, 1992, in Book 8829, page 682, Register's Office for Davidson County, Tennessee. The said William Allen Cargile died testate on March 23, 2011. His will was probated in the Chancery Court of Williamson County, Tennessee under Probate No. P6070 naming Phyllis G. Cargile as Executrix.

EXHIBIT B
Exceptions

1. 2014 Property Taxes, a lien not due and payable. Map & Parcel 129060A00100co.

2. Subject to matters shown on the plan of record in Instrument No. 20071113-0133008, RODC.

3. Subject to Deeds of conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 11444, page 165, and Book 11444, page 198, RODC.

4. Subject to Easement Agreement of record in Book 9460, page 465, RODC.

5. Subject to Easement Agreement and Restrictive Covenants of record in Book 8902, page 110, RODC.

6. Subject to Easements set forth in instruments of record in Book 9460, page 461, Book 10264, page 944, and Book 8829, page 682, RODC.

7. Subject to Declarations of Restrictive Covenants of Jocelyn Hills, covenants, conditions, easements, cost of road work, capital reserves, and other matters contained in instruments of record in Instrument Nos. 2008050-0045779, 20080505-0045781, 20110401-0025230, 20130315-0026006, and Second Supplement to Declaration of Restrictive Covenants of Jocelyn Hills dated Jan. 29, 2014 and recorded in Instrument No. 20140130-0008457 (to be recorded), RODC.

8. Subject to rights of ingress and egress by others relative to Jocelyn Hills Road, a private road, and public utility easements there in.

9. Subject to matters shown on the survey by Campbell, McRae, and Associates Surveying, Inc. (by John Hood) dated 11-14-07 and revised 2-21-13.