BILL GARRETT, Davidson County
Trans:T20140012702 DEEDWARRSP
Recvd: 02/24/14 12:57 5 pgs
Fees:28.00 Taxes:3700.00
20140224-0015553

SPECIAL WARRANTY DEED

FROM: Granny White Cabin Realty, LLC

TO: Voce Development Company, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Voce Development Company, LLC<br>Attn: Shannon Pollard<br>154 Franklin Road<br>Brentwood, TN 37027 | Same | A portion of<br>Map 159, Parcel 55 |

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $1,000,000.00.

Linda J. Ott
Affiant

Sworn to and subscribed before me, this 21st day of February, 2014.

Lisa W. Carnes
Notary Public

My Commission Expires: 8/20/2017

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Granny White Cabin Realty, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Voce Development Company, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property containing approximately 15.21 acres, located at 5570 Granny White Pike, Brentwood, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 21st day of February, 2014.

SELLER: GRANNY WHITE CABIN REALTY, LLC,
a Tennessee limited liability company

By: _____
Shannon Pollard, President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Lisa W. Carnes, a Notary Public in and for the County and State aforesaid, personally appeared Shannon Pollard of Granny White Cabin Realty, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Granny White Cabin Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of February, 2014.

Lisa W. Carnes
Notary Public

My Commission Expires: 8/20/2017

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## EXHIBIT A

## PROPERTY DESCRIPTION

Land situated in the 34th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being all of Tax Map 159, a part of Parcel 55, owned by Granny White Cabin Realty, LLC, Recorded by Instrument #20080401-0032753, Register's Office for Davidson County, (R.O.D.C.) Tennessee and being more particularly described as follows:

Beginning in the centerline of Granny White Pike (right-of-way width varies) at the southwesterly property corner of this tract and proceeding as follows:

Thence, with the centerline of Granny White Pike for the next 3 calls:

North 02°41'33" West, a distance of 316.47 feet to a PK nail (old);

Thence, northwestwardly along a curve concave to the west for a distance of 160.64 feet, said curve having a radius of 7732.61 feet and a central angle of 01°11'25" and being subtended by a chord which bears North 03°17'16" West, 160.64 feet;

Thence, North 03°52'38" West a distance of 111.04 feet;

Thence, with a new line being Phase 1A, N 85°09'49" E a distance of 177.38 feet;
Thence, S 38°23'52" E a distance of 30.41 feet;
Thence, N 80°53'09" E a distance of 273.22 feet;
Thence, N 52°51'30" E a distance of 61.47 feet;
Thence, N 37°08'30" W a distance of 82.64 feet;
Thence, N 05°15'00" W a distance of 55.88 feet;
Thence, N 69°39'31" E a distance of 56.30 feet;
Thence, S 79°58'28" E a distance of 122.55 feet;
Thence, S 37°01'36" E a distance of 23.94 feet;
Thence, N 52°51'30" E a distance of 72.80 feet;
Thence, N 76°55'00" E a distance of 100.50 feet;
Thence, S 34°02'15" E a distance of 27.29 feet;
Thence with a curve concave to the west for a distance of 27.99 feet, said curve having a radius of 268.50 feet and a central angle of 05°58'22" and being subtended by a chord which bears S 31°03'05" E, 27.98 feet;
Thence, N 61°56'06" E a distance of 45.00 feet;
Thence, N 45°29'49" E a distance of 46.96 feet;
Thence, N 69°54'28" E a distance of 169.44 feet;
Thence, S 15°49'12" E a distance of 165.60 feet;
Thence, N 68°52'52" E a distance of 131.46 feet;
Thence, S 15°41'22" E a distance of 149.05 feet;
Thence, S 50°09'21" W a distance of 80.41 feet;
Thence, S 23°50'49" E a distance of 1.53 feet;
Thence with a curve concave to the west for a distance of 159.34 feet, said curve having a radius of 39.09 feet and a central angle of 233°34'25" and being subtended by a chord which bears S 00°57'44" E, 69.78 feet;

Thence, S 15°53'38" E a distance of 36.85 feet;

Thence, S 17°22'56" E a distance of 99.83 feet to the northerly property line of Luther Gary Waller, Jr. and Tracey B. Waller, Recorded by Instrument #20080430-0043875, R.O.D.C., Tennessee.
Thence, with Waller and Jessica Dye property, Recorded by Instrument #20130624-0064478, R.O.D.C., Tennessee, S 72°37'24" W a distance of 392.67 feet;

Thence, leaving Dye and with the northerly property line of Calvin Dyer and Joan Pennington, Recorded by Instrument #20030515-0066664, R.O.D.C., Tennessee and Woodroof Corner, LLC, Recorded by Instrument #20130312-0024465, R.O.D.C., Tennessee, South 72°42'04" w a distance of 429.53 feet;
Thence leaving Woodroof Corner, LLC and along or near the northerly property line of Larry R. Foster and Linda H. Foster, Trustees, Recorded in Deed Book 9468, Page 809, R.O.D.C., Tennessee and Alleen P. Gardner, Recorded in Deed Book 2196, Page 279, R.O.D.C., Tennessee, South 72°35'20" West a distance of 458.05 feet to the Point of Beginning. Containing 662,363 Square Feet or 15.21 Acres more or less.

Being a part of the same property conveyed to Granny White Cabin Realty, LLC, from Shannon Pollard, Trustee of the Richard Edward Arnold Trust, Shannon Pollard, Trustee of the Family Trust under the Sally Gayhart Arnold Revocable Trust Agreement, Shannon Pollard, Trustee of the Tennessee Qtip Trust Agreement and Shannon Pollard, Trustee of the Marital Trust under Sally Gayhart Arnold Revocable Trustee Agreement, Recorded by Instrument #20080401-0032753, R.O.D.C., Tennessee.

## EXHIBIT B

1. Taxes for the year 2014, a lien due and payable.

2. All matters of public record.