THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20140030006 DEEDWARRSP
Recvd: 05/01/14 15:20 5 pgs
Fees:28.00 Taxes:1362.81
20140501-0036976

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
MARTY D. SOUTHERLAND, et ux. 605 Brick Church Lane Whites Creek, TN 31789	SAME	Part of Parcel 05000000100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $368,327.00.

Marty D. Southerland
MARTY D. SOUTHERLAND

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by MARTY D. SOUTHERLAND this 1st day of May, 2014.

W. WARNER McNEILLY III
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: 9/11/17

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty-Eight Thousand Three Hundred Twenty-Seven Dollars ($368,327.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, H. HERMAN SOUTHERLAND, JR., TRUSTEE OF THE SOUTHERLAND FAMILY TRUST U/W/O FRANCES M. SOUTHERLAND, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto MARTY D. SOUTHERLAND and wife, MICHELLE R. SOUTHERLAND, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs and assigns forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR but not otherwise and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds himself, his successors and assigns, to warrant specially and forever defend the title to said real estate to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, but not further or otherwise.

WITNESS my hand this 1 day of May, 2014.

H. Herman Southerland, Trustee

H. HERMAN SOUTHERLAND, JR., Trustee
of the Southerland Family Trust u/w/o
Frances M. Southerland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly, III, of said county, H. HERMAN SOUTHERLAND, JR., Trustee of the Southerland Family Trust u/w/o Frances M. Southerland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Trustee of the Southerland Family Trust u/w/o Frances M. Southerland and that he executed the within instrument as Trustee for the purposes therein contained.

Witness my hand, this 1st day of May, 2014.

NOTARY PUBLIC

My Commission Expires:

9/11/17

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

A tract of land located in the 12th Civil District of Davidson County, Tennesse described as follows:

Beginning at a concrete marker in the north margin of Brick Church Lane, said marker being the southeast corner of H. H. Southerland; thence north 2° 20' east 3308.5 feet to a concrete marker in the southern line of the John W. Overall estate, said marker also being the northeast corner of the H. H. Southerland tract; thence south 85° 02' east 777.4 feet to a stone in the west line of Nannie Harris Evans lands; thence with this line south 6° 32' west 1104 feet to a locust post; thence south 1° 1' west 190.6 feet to a locust post; thence 4° 12' west 437.3 to a locust post; thence south 4° 24' west 1159.4 feet to a concrete reference marker; thence continuing with this line 22.4 feet to a point in the north margin of Brick Church Lane, said point also being the approximate center of a small branch; thence with the north margin of Brick Church Lane 401.5 feet around the arc of a curve having a radius of 815 feet to a point; thence south 53° 15' west 170 feet to a point; thence 190 feet around the arc of a curve having a radius of 619 feet to a concrete marker the point of beginning containing 49.8 acres more or less.

Included in the above description but excluded herefrom are the following four tracts:

1. A tract of land in the Twelfth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the west boundary line of the Frances M. Southerland property a distance of 2133.74 feet north of a concrete monument on the north margin of Brick Church Lane marking the southwest corner of the said Frances M. Southerland property and running as follows:

South 89° 00' east a distance of 120.5 feet to a point; thence parallel with Frances M. Southerland's western boundary line north 1° 00' east a distance of 361.5 feet to a point; thence north 89° 00' west a distance of 120.5 feet to a point in the west boundary line of said Frances M. Southerland property; thence south 1° 00' west with said west boundary line of Frances M. Southerland property a distance of 361.5 feet to the iron pin, said pin being the point of beginning. Said tract being 1 acre more or less, east of Grantee's 3-acre tract.

Being the same property conveyed to H. H. Southerland, Jr., by Frances M. Southerland by Quitclaim Deed of record in Book 5016, Page 404, R.O.D.C.

2. Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to J.D. Southerland in Book 2702, page 70, Register's Office for Davidson County, Tennessee, and devised to Frances M. Southerland by Will of J.D. Southerland recorded in Will Book 110, page 487, Probate Court of Davidson County, Tennessee, and more accurately described according to a survey thereof made by Anthony T. Bollinger, R.L.S., Tennessee License No. 2095, dated January 7, 2002, as follows:

Beginning at a set iron pin in the northerly margin of Brick Church Lane, said pin being most southeast corner of J.D. Southerland property and the most southwest corner of herein described tract; thence now leaving said margin north 02° 20' 00" east, 2034.33 feet to a set iron pin; thence south 87° 40' 00" east, 120.5 feet to a set iron pin; thence north 02° 20' 00" east, 529.23 feet to a set iron pin; thence south 87° 40' 00" east, 390.29 feet to a set iron pin; thence south 02° 24' 24" west, 225.00 feet to a set iron pin; thence south 32° 53' 32" west, 639.27 feet to a set iron pin; thence south 06° 43' 07" west, 1771.88 feet to a set iron pin in the margin of said Brick Church Lane; thence with said margin and a curve to the right (Delta = 05° 36' 35", Radius = 555.64 feet & Chord bearing = south 69° 10' 37" west, 54.38 feet), Length = 54.40' to the point of beginning containing 10.359 acres.

Being the same property conveyed to Stephanie Southerland McGee by Frances M. Southerland by Quitclaim Deed of record in instrument number 20020205-0016083, R.O.D.C.

3. Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to J.D. Southerland by Warranty Deed of record in Book 2097, page 518, as corrected by Deed of Correction in Book 2702, page 70, Register's Office for Davidson County, Tennessee, and devised to Frances M. Southerland by Will of J.D. Southerland recorded in Will Book 110, page 487, Probate Court of Davidson County, Tennessee, and more accurately described according to a survey thereof made by Anthony T. Bollinger, R.L.S., Tennessee License No. 2095, dated January 8, 2002, as follows:

Beginning at an existing concrete monument; said monument being most northwest corner of the J.D. Southerland property and the most northeast corner of the Mrs. H.H. Southerland property in (Book 1910, page 159 R.O.D.C.) and the most northeast corner to herein described tract; thence south 85° 19' 07" east, 120.60 feet to a set iron pin; thence south 02° 20' 00"

west, 901.84 feet to a set iron pin; thence north 87° 40' 00" west, 120.50 feet to a set iron pin; thence north 02° 20' 00" east, 906.78 feet to the point of beginning containing 2.502 acres.

Being the same property conveyed to H. H. Southerland, Jr. by Frances M. Southerland by Quitclaim Deed of record in instrument number 20030916-0136055, R.O.D.C.

4. Being a tract of land in the 3rd Council District of Davidson County, Tennessee, and a Portion of that property conveyed to J.D. Southerland in DB 2702, PG 70 R.O.D.C.T., More accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 dated 03/12/14 as follows:

Beginning at a existing iron pin in the line of Henry Southerland in DB 20060427 0048269 R.O.D.C.T., and at the northwest corner of Stephanie Southerland McGee In QCD 20020205 0016083 R.O.D.C.T., said pin also being the most west southwest corner of herein described tract; Thence leaving said Stephanie Southerland McGee with the line of said Henry Southerland N 02°20'00"E, 734.11' to a existing iron pin; Thence now leaving said Henry Southerland S 85°19'07"E, 782.31' to a existing stone; Thence S 06°29'44"W, 1120.54' to a existing iron pin; Thence N 85°19'07"W, 292.57' to a set iron pin in the line of previous said Stephanie Southerland McGee; Thence with said Stephanie Southerland McGee for the next three calls: N 32°53'32"E, 201.59' to a existing iron pin; Thence N 02°24'24"E, 225.00' to a existing iron pin; Thence N 87°40'00"W, 390.29' to the point of beginning containing 12.461 acres.

Being the same property conveyed to Stephanie Southerland McGee by H. Herman Southerland, Jr., Trustee of the Southerland Family Trust u/w/o Frances M. Southerland by Quitclaim Deed of record in instrument number 20140428-0035663, R.O.D.C.

Being part of the same property devised by Frances M. Southerland to the Southerland Family Trust u/w/o Frances M. Southerland pursuant to the Last Will and Testament of Frances M. Southerland duly probated in the Seventh Circuit Court for Davidson County, Tennesse, Docket No. 13P-612 and documented by Executor's Quitclaim Deed of record in Instrument No. 20131108-0116279, R.O.D.C.

The address of the property is 605 Brick Church Lane, Whites Creek, Tennessee 37189.