Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1020 Westgate Circle, Suite 150
Brentwood, TN 37027

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Hart and Elizabeth Hart 5045 Lakeview Drive Nashville, TN 37220	**14508002200**	**James Hart and Elizabeth Hart 5045 Lakeview Drive Nashville, TN 37220**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laurie Sidwell Wilks, a married person, and John C. Sidwell, a married person** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **James Hart and wife, Elizabeth Hart**, (collectively the "Grantees"), Grantees' heirs and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance is subject to:

1. Taxes for the currently year prorated at closing and assumed by Grantees.

2. All matters shown on the plan of record in Plat Book 2133, page 39, 40 and 41, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140040026 DEEDWARRSP
Recvd: 06/06/14 12:17 3 pgs
Fees:18.00 Taxes:1572.50
20140606-0049459

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2014.

Notary Public

My Commission Expires: My Commission Expires September 9, 2014

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

7/3418286.1

This is improved property located at **5045 Lakeview Drive, Nashville, Tennessee 37027**.

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

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

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed on this the 2nd day of June, 2014.

Laurie Sidwell Wilks

John C. Sidwell

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Laurie Sidwell Wilks and John C. Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, this the 2nd day of June, 2014.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lakeview Manor of record in Plat Book 2133, pages 39, 40 and 41, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning on the westerly margin of Lakeview Drive at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 305 feet; thence southwardly 230 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the same eastwardly 300 feet to the westerly margin of Lakeview Drive; thence with same, northwardly 125 feet to the beginning.

Being the same property conveyed to Milton Windle Sidwell and wife, Marie Jones Sidwell, by deed from Charles P. Jackson, Jr., and wife, Frances H. Jackson, of record in Book 2046, page 349, Register's Office for Davidson County, Tennessee. The said Milton Windle Sidwell having since died with estate of record in the Probate Court of Davidson County, Tennessee Docket No. 96P1346 filed August 20, 1996. The said Marie Jones Sidwell having since died on September 10, 2013. Title was vested into Laurie Sidwell Wilks and John C. Sidwell by Order Admitting Will to Probate Without Administration for the Estate of Marie Jones Sidwell, deceased in the Seventh Circuit Court of Davidson County, Tennessee Probate Division , Docket No. 14P592 filed May 1, 2014.

Being the same property and easement rights conveyed to Key Investments, Inc. by deed from New Life Property Holdings, Inc., a Tennessee corporation, of record in Book 3479, page 858, Register's Office for Williamson County, Tennessee.

NOTE: The above-described property is not the principal residence of the Grantors.