THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 14081606	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2014. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Benjamin H. Cannon and Katherine K. Cannon 641 Harpeth Trace Dr Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15500026600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Clark Boyd** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin H. Cannon and Katherine K. Cannon, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows:

Being a tract of land as shown on property Map 155, Assessor's Office of Davidson County, Nashville, Tennessee. Bounded in general by Roy Flowers on the South; Danny Doll and Mary Mayfield on the West; Fred Boyd remainder on the North; and Walter C. Boyd on the East, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 5106 Old Harding Road, Franklin, TN 37064, dated October 13, 1995, and more particularly described as follows:

Commencing at an existing iron pin on the North side of a drive leading to Collins Road, said pin being the Northwest corner of Fred W. Boyd (Ref. Deed Book 4247, Page 130, R.O.D.C.) and the Northeast corner of Mary Boyd Mayfield (Ref. Deed Book 3831, Page 882, R.O.D.C.) thence with the common line of Boyd and Mayfield South 09 deg. 03' 39" West 744.30 feet to an iron pin set on the West edge of a drive, the true point of beginning for the following described tract:

Beginning at an iron pin set on the West edge of a drive in said Mary Mayfield's East line, thence leaving Mayfield and with a new line South 82 deg. 07' 59" East 419.48 feet to an iron pin set in the West line of Walter C. Boyd (Ref. Deed Book 3456, Page 541 R.O.D.C.); thence with Boyd's West line South 08 deg. 05' 55" West passing a second Boyd tract (Ref. 3831, Page 878, R.O.D.C.) 739.40 feet to an existing iron pin at a fence corner, Walter Boyd's Southwest corner in Roy C. Flower's North line (Ref. Deed Book 8860, Page 559 R.O.D.C.); thence leaving Boyd and with Flower's North line passing just South of the fence North 82 deg. 07' 59" West 432.70 feet to an iron pin set at a corner post in Danny G. Doll's East line (Ref. Deed Book 6175, Page 443, R.O.D.C.); thence leaving Flower's and with Doll's West line North 09 deg. 09' 16" East 487.20 feet to an existing iron pipe in the center of a drive, the Northeast corner of Doll and the Southeast corner of the aforementioned Mary Mayfield; thence leaving Doll and with Mayfield North 09 deg. 03' 39" East 252.37 feet to the true point of beginning, containing 7.23 acres, more or less.

Included in the above description is a 40 foot non-exclusive ingress-egress easement leading from the terminus of Collins Road to the Mary Boyd Mayfield property whose North line is described as follows: Beginning at a point on the terminus of the Collins Road pavement in Fred W. Boyd's North line thence with the North margin of said 40 foot easement and Boyd's line South 80 deg. 06' 07" East 324.93 feet to an existing iron pin in a fence, Boyd's Northwest corner.

Included in the above description is a 26 foot non-exclusive reciprocal ingress - egress easement leading from the Collins Road Drive to the South property line of the above 7.23 acre tract described as follows: Beginning at an iron pin in a fence the Northwest corner of Fred W. Boyd and the Northeast corner of Mary Mayfield; thence with the center of a 26 foot reciprocal non-exclusive easement South 09 deg. 03' 39" West 996.67 feet to an existing iron pipe in a drive, Danny Doll's Northeast corner, thence leaving Mayfield and with Doll's East line continuing with said easement South 09 deg. 09' 16" West 487.20 feet to an iron pin set at a corner post.

Being the same property conveyed by Quitclaim Deed from Fred W. Boyd and wife, Jean Boyd to Stephen Clark Boyd as recorded on the 23rd day of January, 1996 in Deed Book 9924, Page 850 and part of Warranty Deed from Dorothy

BILL GARRETT, Davidson County
Trans:T20140061358 DEEDWARR
Recvd: 08/19/14 15:31 2 pgs
Fees:13.00 Taxes:462.50
20140819-0075424

Boyd Dale to Fred W. Boyd and wife, Jean Boyd as recorded on the 28th day of June, 1968 in Deed Book 4247, Page 130, in the Register's Office of Davidson County, Tennessee.

Less and Except

Being a tract of land as shown on Property Map 155, Parcel 266 Assessor's Office and lying off Collins Road in Davidson County, Nashville, Tennessee. Bounded in general by Fred W. Boyd (Life estate) on the North: Sandra Ann Boyd Custode, on the East: Lot 16 of McCrory Heights 1st Revision on the South: Stephen C. Boyd remainder on the West, More particularly described as follows:

Beginning at an existing iron pin, at a fence corner, the Southwest corner of Sandra Ann Boyd Custode (Ref. Deedbook 10414 Page 108 R. O. D. C.) in the North line of Lot 16 of the McCrory Heights Subdivision 1st Revision (Ref. Platbook 9700 Page 162 R. O. D. C.); thence leaving Sandra Boyd Custode and with the North line said Lot 16, N82°07'59"W 117.83' to an iron pin set 5' South of a meandering fence; thence leaving Lot 16 and with a new line N08°05'55"E 739.40' to an iron pin set in the South line of Fred W. Boyd (Life estate) (Ref. Deedbook 10627 Page 317 R. O. D. C.; thence with Fred W. Boyd's South line S82°07'59"E 117.83' to an existing iron pin, Fred W. Boyd's Southeast corner in the West line of the aforementioned Sandra Ann Boyd Custode; thence leaving Fred W. Boyd and with Sandra Ann Boyd Custode's West line S08°05'55"W 739.40' to the point of beginning, containing 2.00 acres, more or less, and being a portion of Stephen Clark Boyd's property as recorded in Deedbook 9924 Page 850 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 on December 2, 2003 from a previous survey dated October 13, 1995.

Being the same property conveyed by Quitclaim Deed from Stephen Clark Boyd, Trustee to Sandra Ann Boyd as recorded on the 16th day of January, 2004 in Instrument No. 20040116-0006649, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 6175, Page 434 and Book 7079, Page 363.

Easements(s) recorded in Book 9924, Page 850.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is unimproved property located at Collins Road Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2014.

Stephen Clark Boyd

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Dallas)

NOTARY PUBLIC STATE OF TEXAS
BETTINA H. ERNST
My Commission Expires
February 06, 2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Clark Boyd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires: 2/6/16