BILL GARRETT, Davidson County
Trans:T20140064579 DEEDWARR
Recvd: 08/29/14 16:03 5 pgs
Fees:28.00 Taxes:666.00
20140829-0079387

GENERAL WARRANTY DEED

FROM: Herman T. Richards,
Grantor

TO: Cheryl Harris, Trustee,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, PLLC 3310 West End Avenue Suite 400 Nashville, Tennessee, 37203	New Owner	Tract 1: 33-1-8 Tract 2: 33-8

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of August, 2014.

Notary Public

My Commission Expires: 11-6-17

REBECCA L. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, HERMAN T. RICHARDS, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHERYL HARRIS, TRUSTEE FOR THE HILLS HOLLOW TRUST ("Grantee"), her

successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot 45, Section 3, Plantation Estates (Tract 1) and approximately 22.2 acres along Hills Hollow Road (Tract 2), Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 28th day of August, 2014.

HERMAN T. RICHARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca L. Carey, a Notary Public of said County and State, HERMAN T. RICHARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of August, 2014.

Notary Public

REBECCA L. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

My Commission Expires: 11-6-17

EXHIBIT A

Property Description

TRACT 1:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Section 3, Plantation Estates, of record in Book 3700, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete copy and accurate legal description.

Being the same property conveyed to Herman T. Richards from Annie Pearl Richards by deed of record as Instrument No. 20130507-0045784, Register's Office for Davidson County, Tennessee.

TRACT 2:

A certain tract or parcel of land in Metropolitan Nashville and Davidson County, Tennessee, located at the terminus of and south of the westerly extension of Hills Hollow Road (sometimes referred to as the left fork of Dry Creek Road), and being further described according to a Composite Deed Drawing dated August 14, 2014 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor Number 177 as follows:

Beginning at a concrete monument at the northwest corner of Lot 45, Plantation Estates Section III of record in Plat Book 3700, page 141, Register's Office for Davidson County, Tennessee, and said monument also being the southwest corner of Lot 1 of the Alex Heuhgan Subdivision of record in Plat Book 8250, page 288, R.O.D.C., Tennessee; thence with the west line of said Lot 45, and Lot 44, of Plantation Estates Section III, South 0° 08' 40" East, 325.0 feet to an iron pipe being the northeast property corner of Lot 1 on the Subdivision Plan for Richard Fulton of record in Plat Book 4350, page 6, R.O.D.C., Tennessee; thence with the north line of said Lot 1, North 85° 45' 00" West, 1,048.00 feet to a corner post being the northwest corner of said Lot 1; thence with the east line of a 37.378 acre tract conveyed to Cheryl Harris, Trustee by deed from Jack R. Thomas of record in Deed 20010126-0007977, R.O.D.C, Tn, North 0° 10' 12" West, 323.38 feet to a point in the south line of a 24 acre tract conveyed to Cheryl Harris, Trustee by deed from Sanford A. Fitts, Jr. and wife, Karen C. Fitts, of record in Book 9631, page 873, R.O.D.C., Tn; thence South 86° 53' 45" East, 164.55 feet to a point, being the southeast corner of said 24 acre tract; thence with the east boundary line of said 24 acre tract North 0° 12' 10" West, 1,147.33 feet to a point being the northwest corner of the herein described property, and being the southeast corner of a 40.05 acre tract conveyed to Cheryl Harris, Trustee, by deed from Grady L. Bryant and wife, Virginia Gayle Bryant of record in Book 9281, page 401, Tract II, R.O.D.C., Tn; thence South 67° 30' 00" East, 760.0 feet with the southerly lines of two tracts conveyed to Cheryl Harris, Trustee by deed from Jennifer Brook Hardin of record in Deed 20010425-0041059, R.O.D.C., Tn; and continuing with the southerly line of a 3.808 acre tract conveyed to Cheryl Harris, Trustee by deed from Donald Carney and wife, Bertie Carney, of record in Deed 20030918-0138295 (Exhibit B) to the southeast corner of said 3.808 acre tract; thence with the east boundary line of said 3.808 acre tract and with the west margin of a 15 ft. wide lane, North 198.0 feet to a point at the south margin of Hills Hollow Road; thence with said Hills Hollow

Road, East 15.0 feet to a point in the west boundary line of a 7.16 acre tract conveyed to Cheryl Harris, Trustee, by deed from Everett Wayne Sanders, Jr. and wife, Carol E. Sanders, of record in Book 9736, page 880, R.O.D.C., Tn; thence with boundary line of said 7.16 acre tract for the next six boundary description calls; South 262.0 feet to a point; thence South 18° 30' West, 97.4 feet to a point; thence South 30° 00' West, 231.0 feet to a point; thence South 247.5 feet to a point; thence South 4° 00' West, 297.0 feet to a point; thence South 86° 00' East, 335.8 feet to the point of beginning, and containing 22.2 acres, more or less.

Being the same property conveyed to Herman T. Richards from Ann Richards by Deed of Correction recorded as Instrument No. 20140829-0079386, dated August 20, 2014, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2014 constitute a lien, but are not yet due and payable.

2. Restrictive Covenants of record in Book 4257, page 913, Register's Office for Davidson County, Tennessee.

3. Matters shown on Plan of record in Book 3700, page 141, said Register's Office.