SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/20/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beth Scott Clayton	Providence Real Estate Group, LLC, Attn: Danny Newman	10402027000
(NAME)	(NAME)	
502 Armistead Place	P. O. Box 150807	
(ADDRESS)		
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140068752 DEEDWARRSP
Recvd: 09/15/14 14:13 3 pgs
Fees: 18.00 Taxes: 740.00
20140915-0084336

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Van Michael Payne as Successor Trustee of The Howard W. Anderson Family Trust , as to 1/4 undivided interest and Van Michael Payne, as Administrator, C. T. A. of the Estate of Sarah A. Anderson as to a 1/4 undivided interest,** hereinafter called the GRANTOR(S), in each instance with full power to transfer and convey without the joinder of beneficiary, have bargained and sold, and by these presents do transfer and convey unto **Beth Scott Clayton ,each of our 1/4 undivided interest for a total of a 50% undivided interest,,** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of W.W. Crandall's Subdivision of Lot 39, Boyd's Cockrill Spring Plan, as shown on plat appearing of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 52 feet in the northerly side of Poston Avenue, and runs back between lines and with the westerly margin of 29th Avenue North, formerly Vernon Street, 136 feet to an alley.

Being the same property conveyed to Scott Clayton, as to a one-half undivided interest; Howard W. Anderson, as to a one-fourth undivided interest, and George Anton, as to a one-fourth undivided interest by Warranty Deed dated 10/30/1981 from Rupert Marigza and wife, Mary Helen Marigza of record in Book 5813 , Page 859 , Register's Office for Davidson County, Tennessee. The said George Anton having conveyed his one-fourth undivided interest by Quit Claim Deed to Sarah A. Anderson dated 01/15/1992 of record in Book 8529, Page 368 , said Register's Office. The said Scott Clayton having conveyed his one-half (1/2) undivided interest to his wife, Dollye F. Clayton in Instrument 200005090047100 , said Register's Office. The said Sarah A. Anderson died testate on 06/06/2013 devising subject property to Executor of the Estate of Sarah A. Anderson as evidenced by the Last Will and Testament of Sarah A. Anderson filed in Probate 13P146 0 , in the Probate Court Clerk's Office for Davidson County. By order entered on October 2, 2013 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, in the matter styled in Re: Estate of Sarah A. Anderson, Deceased, Van Michael Payne was appointed administrator, C. T. A. of said estate. The said Howard W. Anderson died testate on 09/24/2000 devising his Residuary estate, which included the subject property to be divided between The Howard W. Anderson Marital Trust and The Howard W. Anderson Family Trust as evidenced by the Last Will and Testament of Howard W. Anderson filed in Will Book 239, P age 23 , in the Probate Court Clerk's Office for

Davidson County, and further conveyed to Sarah A. Anderson and Mark H. Anderson, Co-Trustees of the Howard W. Anderson Family Trust, by Quit Claim Deed dated 07/10/2006 from Sarah A. Anderson and Mark H. Anderson, Co-Executors of the Estate of Howard W. Anderson of record in Instrument 200607110083215, Register's Office for Davidson County, Tennessee. By order entered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in the matter styled in Re: The Howard W. Anderson Family Trust and The Howard W. Anderson Marital Trust, No. 13P-1461, Van Michael Payne was, inter alia appointed Successor Trustee of The Howard W. Anderson Family Trust.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility easements and concrete encroachments shown on the survey of R. Scott Cherry, R. L.. S. No. 1512 (3) building restrictions, and (4) plat of record in Plat Book 161, page 102, Register's Office of said County.

This is improved / unimproved X property, known as 201 29th Avenue N. /AKA 2900 Poston Avenue, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Van Michael Payne executes this Special Warranty Deed as Administrator, C. T. A. of the Estate of Sarah H. Anderson and Trustee of the Family Trust under the Will of Howard W. Anderson. Van Michael Payne's liability under this Special Warranty Deed, shall be limited to claims against the Estate and Trust, and Van Michael Payne shall have no personal liability.

Witness our hands this 8th day of September, 2014.

VAN MICHAEL PAYNE AS SUCCESSOR TRUSTEE OF THE HOWARD W. ANDERSON FAMILY TRUST

By: Van Michael Payne
Its: Successor Trustee

VAN MICHAEL PAYNE AS ADMINISTRATOR, C. T. A. OF THE ESTATE OF SARAH A. ANDERSON

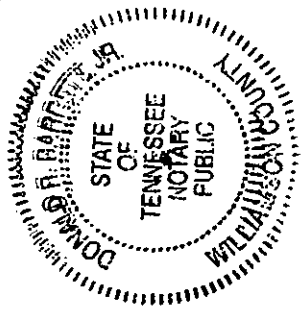
By: Van Michael Payne
Its: Administrator, C.T.A

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Michael Payne, Successor Trustee of The Howard W. Anderson Family Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2014.

Notary Public
My Commission Expires: 8/27/17

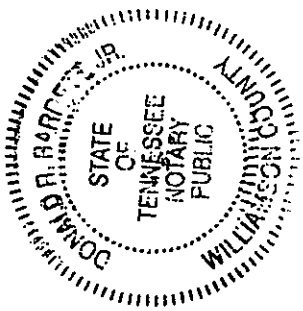


State of Tennessee
County of Williamson

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Brentwood, TN 37027