THIS INSTRUMENT PREPARED BY:
Lori Spilde (Signature of Preparer)
Lori E. Spilde
1929 Allen Parkway
Houston, Texas 77019

Address New Owner(s)
William Walter Gregory, Jr.
Cole & Garrett, LLC
7427 Charlotte Pike
Nashville, TN 37172

Send Tax Bills To:
Cole & Garrett, LLC
7427 Charlotte Pike
Nashville, TN 37172

Map & Parcel Nos.:
01816018500, 01816018600, 01816018900 AND 01913003600

Davidson County DEEDWARRSP
Recvd: 09/29/14 14:16 6 pgs
Fees:33.00 Taxes:5784.00
20140929-0089550

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,563,242**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **S.E. Funeral Homes of Tennessee, Inc., a Tennessee corporation, successor by merger to Cole & Garrett Funeral Homes, Inc.** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Cole and Garrett, LLC, a Tennessee limited liability company** (herein referred to as "Grantee"), its heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2014** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **26th** day of **September, 2014**.

GRANTOR:

S.E. FUNERAL HOMES OF TENNESSEE, INC.,
a Tennessee corporation, successor by merger
to Cole & Garrett Funeral Homes, Inc.

BY: _____
Curtis G. Briggs, Vice President

STATE OF TEXAS)

COUNTY OF HARRIS)

The actual consideration for this transfer is **$1,563,242**.

CB

AFFIANT

Subscribed and sworn to before me, this **26th** day of **September, 2014**.

Sherylyne M Goodell

NOTARY PUBLIC

My Commission Expires:

5/27/15

SHERYLYNE M GOODELL
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MAY 27, 2015

STATE OF TEXAS)

COUNTY OF HARRIS)

On this 26th day of September, 2014, before me, appeared Curtis G. Briggs, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Vice President of S.E. Funeral Homes of Tennessee, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Curtis G. Briggs, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Sherylyne M Goodell My Commission Expires: 5/27/15

NOTARY PUBLIC

SHERYLYNE M GOODELL
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MAY 27, 2015

Exhibit "A"
Legal Description

Tract A

A tract of land in the Second Civil District of Davidson County, City of Goodlettsville, Tennessee being more particularly described as follows:

Beginning at a set P.K. nail at the intersection of the easterly right of way line of Dickerson Pike, U.S. Hwy. 41/31W, State Route 11 (66' R.O.W.) and the northerly right of way line of Myers Street (30' R.O.W.); thence,

1. Northwestwardly, with the easterly right of way line of Dickerson Pike, having a 2898.47 foot radius curve to the left an arc distance of 47.50 feet to an existing P.K. nail at the southeasterly property corner of a tract of land deeded to Elanor T. Mead as of record in deed book 9046, page 979 R.O.D.C, Tennessee. Said curve has a chord bearing and distance of N 12° 25' 53" W, 47.50'; thence,

2. Leaving said right of way line, with the southerly property line of the Elanor T Mead Tract, N 79° 42' 46" E a distance of 77.72 feet to an existing iron pin; thence,

3. N 06° 14' 26" W a distance of 114.46 feet to an existing iron pin; thence,

4. N 73° 59' 35" E a distance of 226.15 feet to an existing iron pin in the westerly property line of a tract of land deeded to Comer Russell, et ux as of record in deed book 2736, page 217 R.O.D.C, Tennessee; thence,

5. With the westerly property line of Comer Russell, et ux tract, in part, S 13° 00' 03" E a distance of 43.62 feet to an iron pin (set); thence,

6. With the southerly property line of the Comer Russell, et ux tract, in part 76° 19' 08" E a distance of 58.13 feet to an iron pin (set); thence,

7. With the easterly property line of a tract of land deeded to Cole & Garrett Funeral Home, Inc., as of record in deed book 7791, page 363 R.O.D.C, Tennessee, S 15° 23' 58" E a distance of 140.58 feet to an existing iron pin on the northerly right-of-way line of Myers Street; thence,

8. With the northerly right of way line of Myers Street, S 80° 07' 36" W a distance of 234.61 feet to an existing P.K. nail; thence,

9. S 77° 29' 00" W a distance of 147.17 feet to the point of beginning and containing 51,354 square feet or 1.179 acres more or less as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.

Tract B:

A tract of land in the Second Civil District of Davidson County, City of Goodlettsville, Tennessee. Being more particularly described as follows:

Beginning at a P.K. nail set at the intersection of the easterly right-of-way line of Dickerson Pike, U.S. Hwy 41/31W, State Route 11 (66' R.O.W.) and the southerly right-of-way line of Myers Street (30' R.O.W.); thence,

1. With the southerly right-of-way line of Myers Street, N 77° 29' 00"E a distance of 146.68 feet to a P.K. nail (set); thence,

2. N 80° 07' 36" E a distance of 248.19 feet to an existing iron pin at the northwesterly property corner of a tract of land deeded to Cole & Garrett Funeral Home, as of record in deed book 8786, page 851 R.O.D.C, Tennessee; thence,

3. With the westerly property line of the Cole & Garrett Funeral Home, Inc., tract S 17° 06' 28" E a distance of 157.74 feet to an existing iron pin in the northerly property line of a tract of land deeded to Charles W. Fentress, et al. as of record in deed book 7722, page 493, R.O.D.C, Tennessee.

4. With the northerly line of the Charles W. Fentress, et al. tract, in part and a tract of land deeded to M.H. Freeman, et ux as of record in deed book 3708, page 587, R.O.D.C, Tennessee and a tract of land deeded to Livie C Kimmel as of record in deed book 2638, page 279, R.O.D.C, Tennessee, in part, S 71 ° 22' 55" W a distance of 291.34 feet to an iron pin (set); thence,

5. Leaving the northerly property line of the Livie C. Kimmel tract with a new line, N 10° 45' 55" W a distance of 54.28 feet to a P.K. nail (set); thence,

6. S 78° 52' 35" W a distance of 23.00 feet to a P.K. nail (set); thence,

7. N 82° 57' 56" W a distance of 44.01 feet to a P.K. nail (set); thence,

8. N 71° 17' 08" W a distance of 22.81 feet to an iron pin (set); thence,

9. S 80° 52' 37" W a distance of 39.86 feet to an iron pin (set); on the easterly right-of-way line of Dickerson Pike, thence,

10. Northwestwardly, with the easterly right-of-way line of Dickerson Pike, having a 2898.47 foot radius curve to the left an arc distance of 116.02 feet to the point of beginning. Said curve has a chord bearing and distance of N 10° 16' 11" W, 116.01'.

This tract contains 66,319 square feet or 1.523 acres more or less, as calculated by the above courses which were determined within the precision requirements of a class Urban ALTA/ACSM Land Title Survey of 1992.

Being the same property conveyed to Cole & Garrett Funeral Homes, Inc., a Tennessee corporation by Warranty Deed dated September 12, 1995 from Hilliard Lyons Trust Company, a Kentucky corporation, Trustee of the Timothy M. Garrett Trust, created under the Will of John C Garrett, Jr. of record in Book 9793, Page 647 Register's Office for Davidson County, Tennessee. *

ALSO KNOWN AND DESCRIBED AS FOLLOWS: (SURVEY LEGAL)

NORTH TRACT:

Beginning at an iron rod in the easterly right of way of Main Street, also known as Hwy 41, said point being the southwest corner of the herein described tract and the northwest quadrant of Main St. and Myers St.;

Thence, with said right of way, being a curve to the left, having a Delta angle of 00 degrees 56 minutes 20 seconds, a Radius of 2898.54 feet, an Arc Length of 47.50 feet, a Chord Bearing of North 12 degrees 25 minutes 53 seconds West and a Chord Length of 47.50 feet to an iron rod at the southeast corner of the Goodlettsville Antique Mall property as described in Deed Book 989 Page 205 RODC;

Thence, with the Mall, North 79 degrees 42 minutes 46 seconds East, 77.72 feet to an iron rod;

Thence, North 06 degrees 74 minutes 26 seconds West, 114.46 feet to an iron rod;

Thence, North 73 degrees 59 minutes 35 seconds East, 226.15 feet to an iron rod;

Thence, South 13 degrees 00 minutes 03 seconds East, 43.62 feet to an iron rod;

Thence, North 76 degrees 19 minutes 08 seconds East, 58.13 feet to an iron rod;

Thence, South 15 degrees 23 minutes 58 seconds East, 140.58 feet to an iron rod in the north right of way of Myers St.;

Thence, with said right of way, South 80 degrees 07 minutes 35 seconds West, 234.66 feet to an iron rod;

Thence, South 77 degrees 29 minutes 01 seconds West, 147.11 feet to the point of beginning and containing 52,150 square feet or 1.197 Acres.

SOUTH TRACT:

Beginning at an iron rod in the easterly right of way of Main Street, also known as Hwy 41, said point being the southwest corner of the herein described tract and the northwest corner of the Hilliard Trust Co. property as described in Deed Book 4061 Page 117 RODC;

Thence, with said right of way, being a curve to the left, having a Delta angle of 02 degrees 17 minutes 36 seconds, a Radius of 2898.54 feet, an Arc Length of 116.02 feet, a Chord Bearing of North 10 degrees 16 minutes 10 seconds West and a Chord Length of 116.01 feet to an iron rod at the southeast quadrant of Main St. and Myers St.

Thence, with the south right of way of Myers St, North 77 degrees 29 minutes 00 seconds East, 146.68 feet to an iron rod;

Thence, North 80 degrees 07 minutes 38 seconds East, 248.19 feet to an iron rod at the northwest corner of the Rachel Osteen property as described in Deed Book 967 Page 201 RODC;

Thence, leaving said right of way, with Osteen, South 17 degrees 06 minutes 28 seconds East, 157.74 feet to an iron rod in the north right of way of an alley;

Thence, with the alley, South 71 degrees 22 minutes 55 seconds West, 291.34 feet to an iron rod at the southwest corner of the Hilliard Trust Co. property as described in Deed Book 2291 Page 595 RODC;

Thence, with Hilliard, North 10 degrees 45 minutes 55 seconds West, 54.28 feet to an iron rod;

Thence, South 78 degrees 52 minutes 35 seconds West, 23.00 feet to an iron rod;

Thence, North 82 degrees 57 minutes 56 seconds West, 44.01 feet to an iron rod;

Thence, North 71 degrees 30 minutes 25 seconds West, 22.80 feet to an iron rod;

Thence, North 80 degrees 59 minutes 41 seconds West, 39.83 feet to the point of beginning and containing 66,318 square feet or 1.523 Acres.

*The said Cole & Garrett Funeral Homes, Inc. is now known as S.E.Funeral Homes of Tennessee, Inc. as evidenced by Articles of Merger being filed in the Register of Deeds Office for Robertson County, Tennessee simultaneously herewith.

20140929-0089549

Exhibit "B"
Permitted Exceptions

1. All taxes for the year 2014 and subsequent years and any additional taxes due as a result of a reassessment or a rebilling of the subject property.

2. All matters as set forth per Plan Book 547, Page 41 said Register's Office.

3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

4. Rights-of-Way for Main Street and Myers Street, as much as therein may lie.

5. Rights of others to unimproved alley within the bounds of property as shown on Property Assessor map for Parcels 019-13-0 036.00 and 018-16-0 186.00.

6. All matters set out in document including but not limited to restrictions of record in Book 821, Page 36, said Register's Office.

7. All matters set out in document including but not limited to restrictions of record in Book 838, Page 349, said Register's Office.

8. All matters set out in documents including but not limited to Easements of record in Book 1876, Page 309, Book 4577, Page 166, Book 6551, Page 927 and Book 9473, Page 891, said Register's Office.

9. Drainage Easement of record in Book 3286, Page 447 said Register's Office.

10. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4363, Page 9, said Register's Office, if applicable.

11. Boundary Line Agreement of record in Book 9046, Page 979, said Register's Office.

12. Cross Easement Agreement of record in Book 9807, Page 5, said Register's Office, if applicable.

13. Rights of others under any unrecorded leases.

14. County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

15. City of Goodlettsville taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

16. Any (i) encroachments, protrusions, boundary line discrepancies, easements, covenants, rights-of-way and other encumbrances or restrictions which do not, individually or in the aggregate, materially restrict or interfere with the use of the Real Property as the same is currently being used or that would materially and adversely affect the value of the Real Property, (ii) liens, encumbrances or restrictions arising as a matter of law, (iii) liens, encumbrances or restrictions related to taxes not yet due or payable or which are being contested in good faith, and (iv) liens, encumbrances or restrictions that are created, suffered or assumed by Buyer.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra S. Jackson

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-20-17

