| Address New Owner: | Send Tax Bills to: | Map-Parcel Nos. |
|---|---|---|
| Mary McWhirter<br>2210 Crocker Springs Road<br>Goodlettsville, TN 37072 | Same | 04301000800<br>04301031100 |
| Return to and prepared by: Bradley Arant Boult Cummings LLP (CSS)<br>1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

## SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **FIRSTBANK,** a Tennessee banking corporation ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **MARY MCWHIRTER,** ("**Grantee**"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is subject to those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And subject to the Permitted Exceptions, Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

**The is improved property known as 101 E. Campbell Road, and .750 acres of unimproved property located on E. Campbell Road, Nashville, Davidson County, Tennessee.**

BILL GARRETT, Davidson County
Trans:T20140079140 DEEDWARRSP
Recvd: 10/21/14 11:43 5 pgs
Fees:28.00 Taxes:1868.50
20141021-0096914

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer, whichever is greater, is $505,000.00.

Mary McWhirter
Affiant

Subscribed and sworn to before me this 17th day of October, 2014.

BRENDA L. FARMER
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY, TENN.
My Commission Expires DEC. 8, 2014

Brenda L. Farmer
Notary Public
My Commission Expires: 12-8-2014

7/3507304.1

[Signature page to Special Warranty Deed]

Executed this 17th day of October, 2014.

FIRSTBANK,
a Tennessee banking corporation

By: _____
Andrew H. Smitherman, Special Assets Officer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Brenda L. Farmer, a Notary Public of the State and County aforesaid, personally appeared Andrew H. Smitherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to Special Assets Officer of FirstBank, the within named bargainor, and that he as such Special Assets Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of FirstBank by himself as such Special Assets Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of October, 2014.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires DEC. 8, 2014

Brenda L. Farmer
Notary Public
My Commission Expires: 12-8-2014

{AFFIX NOTARY STAMP/SEAL ABOVE}

**EXHIBIT "A"**

LEGAL DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being Lot(s) 1 and 2, as shown on the map entitled Final Subdivision Plan of Re-Subdivision of Lot 31 and a portion of Lot 30 Bransford Realty Company's Amqui Subdivision, of record in Book 7900, Page 964, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMQUI STATION, LLC, by deed from RONALD E. NOLLNER AND WIFE, BEVERLY NOLLNER, of record as Instrument No. 20030407-0045446, dated April 1, 2003, said Register's Office.

TRACT II:

Being a portion of a tract of land lying in the Third Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee. Said tract being bounded on the north by Madison Business Park, on the east by CSX Railroad, on the south by Old Campbell Road and on the west by New Campbell Road and being more particularly described as follows:

Beginning at an iron rod (new) at the intersection of the centerline of Old Campbell Road and the westerly right-of-way of CSX Railroad, said iron rod (new) also being the southeast border of the herein described tract; thence, with said centerline of Old Campbell Road North 87 degrees 52 minutes 21 seconds West, 261.15 feet to a P.K. Nail (new); thence,

Leaving said centerline North 02 degrees 35 minutes 15 seconds East, 25.00 feet to a P.K. Nail (new), said P.K. Nail (new) lying in the southerly right-of-way line of the New Campbell Road as dedicated by Council Bill No. 092-4 12 and the northerly right-of-way line of Old Campbell Road; thence,

With said southerly right-of-way line South 87 degrees 52 minutes 21 seconds East, 114.79 feet to an iron rod (new), said iron rod (new) lying at the intersection of the easterly right-of-way line of New Campbell Road and the northerly right-of-way of Old Campbell Road; thence,

Leaving said Old Campbell Road and with said easterly right-of-way of New Campbell Road with a curve to the left having a central angle of 48 degrees 33 minutes 54 seconds, a radius of 330.00 feet, a tanget of 148.88 feet, a length of 279.71 feet and a chord bearing and distance of North 34 degrees 00 minutes 23 seconds East, 271.42 feet to an iron rod (new); thence,

Continuing with said easterly right-of-way North 09 degrees 43 minutes 27 seconds East, 321.30 feet to an iron rod (new), said iron rod (new) lying in the southerly line of Lot 1 as shown on the plan of Madison Business Park of record in Book 7900, Page 434, Register's Office for Davidson County, Tennessee; thence,

With leaving said easterly right-of-way with said Madison Business Park South 87 degrees 46 minutes 18 seconds East, 21.75 feet to an iron rod (new) lying in the westerly right-of-way line

of CSX Railroad, said iron rod (new) also being located North 87 degrees 46 minutes 18 seconds West, 0.51 feet from a metal fence post and said iron rod (new) being the northeast corner of the herein described tract; thence,

With said westerly right-of-way of CSX Railroad with a curve to the right having a central angle of 04 degrees 42 minutes 03 seconds, a radius of 5679.60 feet, a tangent of 233.13 feet, a length of 466.00 feet and a chord bearing and distance of South 07 degrees 47 minutes 10 seconds West, 465.86 feet to an iron rod (new); thence,

Continuing with said Railroad right-of-way South 10 degrees 06 minutes 39 seconds West, 111.40 feet to the POINT OF BEGINNING, containing 32,657 square feet or 0.750 acres, more or less, as calculated by the above described courses and distances.

Being the same property conveyed to Amqui Station, LLC, a Tennessee limited liability company by quitclaim deed of record as Instrument No. 20080627-0066166, and further conveyed to FirstBank, a Tennessee banking corporation by Successor Trustee's Deed of record as Instrument No. 20141009-0093752, Davidson County Register's Office.

Included in the above description is a parcel of land containing 2,351 square feet or 0.054 acres, more or less, which lies within a public use easement for Campbell Road.

**EXHIBIT "B"**

PERMITTED EXCEPTIONS

1. Davidson County real property taxes for the year 2014, which have been assumed by Grantee.

2. Matters shown on the Plan of record in Plat Book 7900, page 964, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6370, Page 649, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20081103-0109089, said Register's Office.

5. Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20081103-0109025, said Register's Office.

6. Easement(s) as set out in the Deed of record in Book 3578, Page 81, and in Book 8811, Page 598, said Register's Office.

7. Easement reserved by The Metropolitan Government of Nashville and Davidson County, Tennessee and a public use easement for Campbell Road as set forth in instrument of record in Instrument No. 20020409-0043734, said Register's Office.

8. Easement granted unto U.S. Spring Communications Company as set out in the Easement Deed of record as Instrument No. 20140114-0003779, said Register's Office.