BILL GARRETT, Davidson County
Trans:T20140079777 DEEDWARRSP
Recvd: 10/22/14 15:29 3 pgs
Fees:18.00 Taxes:185.00
20141022-0097663

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2014-0871

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Eagle River Farms, LLC 209 10th Avenue South, Ste 432 Nashville, Tennessee 37203-0782	Same	78/08000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of October, 2014

Notary Public

My Commission Expires: March 8, 2016

MELANIE A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OWEN REESE and wife, RUTH S. REESE,** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **EAGLE RIVER FARMS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in the 8th Civil District of Davidson County, Tennessee, being described as Tract No. 9, Section II of the Edward A. Knob Property, described according to a survey by John T. Alley. dated May 6, 1968, as follows:

Beginning at a point on the margin of River Road and the southwest corner of the D.C. Sherrell tract and running with the margin of River Road in a northwesterly direction N 38 deg.

00 min. W 246 feet; thence N 37 deg. 20 min w 309 feet, thence leaving River Road, N 56 deg. 00 min. E 672 feet to a point in the J. N. Dozier line, thence running S 00 deg ,15 min. N 399 feet to a point in the D.C. Sherrell north line, the same point being the southwest corner of the J. N. Dozier, thence N 80 deg. 15 min. W 181.5 feet to a point in the northwest corner of the D.C. Sherrell tract, thence S 4 deg. 20 min. W 431.5 feet to the point of beginning in the margin of River Road.

Being the same property conveyed to OWEN REESE, MARRIED, by deed from THE VANDERBILT UNIVERSITY, A NONPROFIT CORPORATION, of record in Book 11404, page 202, dated March 26, 1999, said Register's Office.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Restrictive Covenants contained in instrument of record in Book 4656, page 689, said Register's Office and in Will in Book 213, page 689, Probate Court for Davidson County, Tennessee and Boundary Line Agreement of record in Instrument No. 20060718-0086745, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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.

WITNESS its hand this, the 14 day of October, 2014

GRANTORS:

Owen Reese

Ruth S. Reese

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Owen Reese and Ruth S. Reese, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2014.

Notary Public

My Commission Expires: 11-2-15

(SEAL)

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY