SPECIAL WARRANTY DEED

FROM: Hillsboro Realty Company

TO: Gary C. Baker

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Gary C. Baker P.O. Box 60824 Nashville, TN 37206	Same	83-1-159

BILL GARRETT, Davidson County
Trans:T20140086096 DEEDWARRSP
Recvd: 11/14/14 14:09 4 pgs
Fees:23.00 Taxes:2220.00
20141114-0105400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $600,000.00.

Affiant

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Sworn to and subscribed before me, this 13 day of November, 2014.

Notary Public

My Commission Expires: 3-6-18

SPECIAL WARRANTY DEED

Hillsboro

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hillsboro Realty Company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Gary C. Baker** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1000 Gallatin Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns,

against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 13th day of November, 2014.

SELLER: Hillsboro Realty Company

By: Gayle Elam Smith
Gayle Elam Smith, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared Gayle Elam Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Hillsboro Realty Company, a Tennessee corporation, the within named bargainor, and that she as such President of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 13 day of November, 2014.

Traci Sellers
Notary Public

My Commission Expires: 3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT NO. I

Being the easterly part of Lot No. 4 and the easterly part of the southerly part of Lot No. 5 on the Plan of W.H. Hyronesus' Addition to Nashville, as of record in Book 161, page 174, Register's Office for said County, described as follows:

Beginning at the northwest corner of Gallatin Road and Granada Avenue; thence with the westerly margin of said Road northerly 100 feet to the southeast corner of a part of Lot No. 5 conveyed to Alfred Hatcher by deed from Ruby Smith, of record in Book 1148, page 41, said Register's Office; thence with Hatcher's southerly line westerly 100 feet to the northeasterly corner of the property conveyed to W. Allen McWhirter and wife, by deed from Harry McEwan and wife, of record in Book 1493, page 217, said Register's Office; thence with McWhirter's easterly line and parallel with said Gallatin Road southwardly 100 feet to the northerly margin of Granada Avenue; thence with said Avenue eastwardly 100 feet to the beginning.

Being the same property conveyed to HILLSBORO REALTY COMPANY, by deed from HORRELL REFRIGERATION, INC., of record in Book 3641, page 363, dated October 1, 1963, said Register's Office.

TRACT NO. II

Land in Davidson County, Tennessee, being the westerly 70 feet of Lot No. 4 and the southerly 25 feet of the westerly 90 feet of Lot No. 5 on the Plan of W. H. Hyronemus' Addition to Nashville, as of record in Book 161, page 174, Register's Office for said County, and described together according to a survey made by E. R. Southgate, Surveyor, dated June 10, 1947, as follows:

Beginning at a point in the northerly margin of Granada formerly Grand Avenue, or Bailey Avenue, 100 feet westerly from the intersection of the northerly margin of Granada Avenue, and the westerly margin of Gallatin Road; thence northwardly and parallel with said Gallatin Road, 100 feet to a stake in the fence; thence with said fence, westwardly 90.5 feet to a stake in the easterly margin of an alley; said stake being 24 feet northerly from the southwest corner of Lot No. 5; thence with the easterly margin of said alley; southwardly 96.8 feet to a stake in the northerly margin of said Granada Avenue; thence with the northerly margin of said Avenue, eastwardly 70 feet to the beginning.

Being the same property conveyed to HILLSBORO REALTY COMPANY, by deed from JOSEPH H. MANGUM, L.C. TANLEY, JR. AND RICK C. TANLEY, of record in Book 6315, page 801, dated June 14, 1984, said Register's Office.

EXHIBIT B

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable.