This instrument prepared by:
Stuart Jones, Esq.
Fidelity National Title
6840 Carothers Parkway
Suite 200
Franklin, TN. 37067

BILL GARRETT, Davidson County
Trans:T20140093231 DEEDWARRSP
Recvd: 12/12/14 15:15 4 pgs
Fees:23.00 Taxes:37.00
20141212-0114093

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry Edward Phillips, Trustee	Same as New Owner	Part of Map 19-14 Parcel 14
3012 Business Park Circle		
Suite 700		
Goodlettsville, TN. 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Topvalco, Inc., an Ohio corporation**, has this day bargained and sold, and does hereby transfer and convey unto the said **Harry Edward Phillips, Trustee, with full power to convey without the necessity of the joinder of any beneficiary,** the Grantee herein, his successors heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $10,000.00

Affiant Pamela B. Hampton

Subscribed and sworn to before me this 12 day of December 2014

(Affix Seal) Notary Public Nicole Champion

NICOLE CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 8-28-16

This is (Check One) unimproved (X) improved ( ) property, known as

Portion of Northcreek Commons, Goodlettsville, TN. 37027

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter on **EXHIBIT "B" ATTACHED AND MADE A PART HEREOF,** to which this conveyance is made subject.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor, but no further or otherwise

Whenever 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 our hand this 9 day of December, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

TOPVALCO, INC., an Ohio corporation

BY: _____
Name: Terry M. Evans
Title: President

APPROVED AGL DEPT.

STATE OF OHIO
COUNTY OF HAMILTON

Before me, Joyce A. Stone, a Notary Public of the State and County aforesaid, personally appeared Terry M. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be President of **Topvalco, Inc., an Ohio corporation,** the within named bargainor, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as PRESIDENT.

Witness my hand and official seal, at office in Cincinnati, Ohio this 9 day of December 2014

Notary Public Joyce A. Stone

My Commission Expires: 7/17/16

NOTARY PUBLIC STATE OF OHIO

JOYCE A. STONE
Notary Public, State of Ohio
My Commission Expires
July 17, 2016

EXHIBIT "A"

Area II

Being a tract of land lying in Goodlettsville, Davidson County, Tennessee, being part of Lot 1A of the Amendment of Lot 1A, Northcreek Commons, as of record in Instrument Number: 20110621-0047591, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

COMMENCING at a point in the easterly right-of-way line of Northcreek Boulevard, 90 feet in width, at a corner common with Lot 1A of the Amendment of Lot 1A, Northcreek Commons, as of record in Instrument Number: 20110621-0047591, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Northcreek Boulevard, with the southerly property line of said Lot 1A, North 82 deg 41 min 00 sec East, 83.80 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 46.39 feet, the central angle of which is 47 deg 27 min 30 sec, the radius of which is 56.00 feet, the chord of which is South 73 deg 17 min 54 sec East, 45.07 feet to a point;

Thence South 49 deg 45 min 17 sec East, 44.52 feet to an existing iron rod;

Thence North 40 deg 14 min 43 sec East, 32.19 feet to a point;

Thence North 49 deg 51 min 26 sec West, 5.39 feet to a point;

Thence with a curve to the right, along an arc length of 106.39 feet, the central angle of which is 85 deg 51 min 23 sec, the radius of which is 71.00 feet, the chord of which is North 06 deg 53 min 30 sec West, 96.71 feet to an existing iron rod;

Thence North 36 deg 03 min 42 sec East, 17.79 feet to an existing iron rod;

Thence North 79 deg 55 min 11 sec East, 203.82 feet to the **POINT OF BEGINNING;**

Thence with a line through said Lot 1A, North 35 deg 09 min 20 sec East, 101.50 feet to a point in the northerly property line of said Lot 1B;

Thence with the northerly property line of said Lot 1B, South 10 deg 00 min 22 sec West, 71.48 feet to an existing iron rod;

Thence South 79 deg 55 min 11 sec West, 71.97 feet to the point of beginning and containing 2,572 square feet or 0.06 acres more or less.

Being part of the same property conveyed to Topvalco, Inc., as of record in Instrument Number: 20140401-0026789, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2014 a lien, now due and payable, but not delinquent.

2. Subject to matters shown on the Plan of record as Instrument Number 20110621-0047591, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Northcreek Commons, recorded in Book 7118, Page 938, as amended in Book 7245, Page 958; Book 8195, Page 337; Book 9780, Page 183; Instrument No. 20050106-0002035 and in Instrument No. 20050113-0004886 Register's Office for Davidson County, Tennessee.

4. Terms and Conditions of Reciprocal Access and Cross Parking Easement, of record in Book 7245, Page 968, as amended in Book 9901, Page 794; and further amended pursuant to Second Amendment to Reciprocal Access and Cross Parking Easement, recorded at Instrument No. 20141212-0114094, in the Register's Office for Davidson County, Tennessee.

5. Public Utilities Easement to the City of Goodlettsville, recorded in Book 10079, Page 279, Register's Office for Davidson County, Tennessee.