Davidson County DEEDWARRSP
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Fees:28.00 Taxes:1850.00
20141230-0118976

This instrument prepared by:

Robert C. Henry
HENRY, HENRY & UNDERWOOD, P.C.
Attorneys at Law
P.O. Box 458
119 South First Street
Pulaski, TN 38478-0458

BANK OF FRANKEWING
FRANKEWING, TENNESSEE

TO...SPECIAL WARRANTY DEED

GREAT TENNESSEE LAND COMPANY, LLC

FOR AND IN CONSIDERATION of Five Hundred Thousand Dollars ($500,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Bank of Frankewing, Frankewing, Tennessee has this day bargained and sold and does hereby sell, transfer and convey unto Great Tennessee Land Company, LLC, its successors and assigns, in fee simple forever the following described real estate:

Being a tract of land located in Nashville, Davidson County, Tennessee, more particularly described by a metes and bounds description provided by Steven D. Delle, of Dale and Associates, Inc., 516 Heather Place, Nashville, TN 37204, Tennessee RLS # 1710, as follows:

Beginning at an iron rod situated in the westerly margin of Old Hickory Boulevard, said point also being the southeast comer of the Spencer- Northcutt Properties of record in Book 7639, page 559, RODCo., TN.

Thence, along said road, along a curve to the left, having a central angle of 03 degrees 16 minutes 06 seconds, a radius of 1140.00 feet, a tangent of 32.52 feet, a length of 65.03 feet and having a chord which bears S 45 degrees 27 minutes 47 seconds E, a distance of 65.02 feet to an iron rod; Thence, along said road, S 47 degrees 05 minutes 50 seconds E, a distance of 400.74 feet to an iron rod; thence, along said road, along a curve to the right, having a central angle of 09 degrees 37 minutes 22 seconds, a radius of 1392.39 feet, a tangent of 117.20 feet, a length of 233.85 feet, and having a chord which bears S 42 degrees 17 minutes 09 seconds E, a distance of 233.58 feet to an iron rod; Thence, along said road, S 52 degrees 31 minutes 32 seconds W, a distance of 5.00 feet to an iron rod; Thence, along said road, along a curve to the right, having a central angle of 01 degrees 55 minutes 44 seconds, a radius of 1387.39 feet, a tangent of 23.36 feet, a length 46.71 feet, and having a chord which bears S 36 degrees 30 minutes 28 seconds E, a distance of 46. 71 feet to an iron rod; Thence leaving said road, S 39 degrees 19 minutes 22 seconds W, a distance of 302.87 feet to an iron rod; Thence, S 58 degrees 28 minutes 39 seconds W, a distance of 99.44 feet to an iron rod; Thence, S 60 degrees 13 minutes 39 seconds W, a distance of 369.38 feet to an iron rod; Thence, S 09 degrees 50 minutes 07 seconds W, a distance of 540.34 feet to an iron rod; Thence, N 81 degrees 53 minutes 29 seconds W, a distance of 803.40 feet to an iron rod; Thence, S 21 degrees 49 minutes 00 seconds W, a distance of 116.96 feet to an iron rod Thence, N 79 degrees 50 minutes 41 seconds W, a distance of 92.06 feet to an iron rod; Thence, N 81 degrees 21 minutes 26 seconds W, a distance of 1403.20 feet to an iron rod; Thence, N 63 degrees 35 minutes 02 seconds E, a distance of 199.07 feet to an iron rod; Thence, N 56 degrees 20 minutes 22 seconds E, a distance of 240.00 feet to an iron rod; Thence, N 49 degrees 28 minutes 56 seconds E, a distance of 199.66 feet to an iron rod; Thence, N 30 degrees 29 minutes 47 seconds E, a distance of 260.09 feet to an iron

rod; Thence, N 59 degrees 13 minutes 21 seconds W, a distance of 150.00 feet to an iron rod; Thence, S 68 degrees 30 minutes 06 seconds W a distance of 49.82 feet to an iron rod situated in the northerly margin of Holt Valley Road; Thence, along said road, along a curve to the left, having a central angle of 57 degrees 23 minutes 18 seconds, a radius of 50.00 feet, a tangent of 27.37 feet, a length of 50.08 feet and having a chord which bears N 49 degrees 29 minutes 03 seconds W, a distance of 48.01 feet to an iron rod; Thence, leaving said road, N 55 degrees 05 minutes 57 seconds E, a distance of 101.39 feet to an iron rod; Thence, S 88 degrees 34 minutes 30 seconds E a distance of 125.57 feet to an iron rod; Thence, N 64 degrees 50 minutes 51 seconds E a distance of 84.20 feet to an iron rod; Thence, N 71 degrees 21 minutes 13 seconds E, a distance of 111.21 feet to an iron rod; Thence, N 87 degrees 29 minutes 21 seconds E, a distance of 145.18 feet to an iron rod; Thence, S 75 degrees 44 minutes 33 seconds E, a distance of153.38 feet to an iron rod; Thence, S 53 degrees 46 minutes 28 seconds E, a distance of 65.96 feet to an iron rod; Thence, S 84 degrees 28 minutes 34 seconds E, a distance of 115.19 feet to an iron rod; Thence, N 87 degrees 00 minutes 39 seconds E, a distance of 138.41 feet to an iron rod; Thence, S 81 degrees 24 minutes 41 seconds E, a distance of 145.53 feet to an iron rod; Thence, S 55 degrees 07 minutes 53 seconds E, a distance of 143.75 feet to an iron rod; Thence, N 17 degrees 22 minutes 03 seconds E, a distance of 798.69 feet to an iron rod; Thence, S 77 degrees 49 minutes 07 seconds E, a distance of 505.53 feet to an iron rod; Thence N 56 degrees 48 minutes 05 seconds E, a distance of 60.85 feet to the point of beginning and containing 56.161 acres of land.

LESS AND EXCEPT THE FOLLOWING PROPERTY WHICH IS EXCLUDED FROM THIS CONVEYANCE:

Beginning at an iron rod situated in the westerly margin of Old Old Hickory Boulevard, said point also being the southeast comer of the Spencer- Northcutt Properties of record in Book 7639, page 559, RODCo., TN

Thence, along said road, along a curve to the left, having a central angle of 03 degrees 16 minutes 06 seconds, a radius of 1140.00 feet, a tangent of 32.52 feet, a length of 65.03 and having a chord which bears S 45 degrees 27 minutes 47 seconds E, a distance of 65.02 feet to an iron rod; Thence, S 47 degrees 05 minutes 50 seconds E, a distance of 37.56 feet to an iron rod; Thence, S 56 degrees 48 minutes 05 seconds W, a distance of 125.49 feet to a point; Thence, N 77 degrees 49 minutes 07 seconds W, a distance of 223.75 feet to a point; Thence, S 15 degrees 01 minutes 12 seconds W, a distance of 207.14 feet to a point; Thence, S 23 degrees 31 minutes 05 seconds W, a distance of 264.24 feet to a point; Thence, S 12 degrees 50 minutes 01 seconds W, a distance of 111.77 feet to a point; Thence, S 25 degrees 04 minutes 39 seconds E, a distance of 85.06 feet to a point; Thence, S 32 degrees 45 minutes 59 seconds E, a distance of 56.32 feet to a point; Thence, S 15 degrees 21 minutes 21 seconds W, a distance of 99.28 feet to a point; Thence, S 48 degrees 56 minutes 14 seconds W, a distance of 78.53 feet to a point; Thence, S 31 degrees 55 minutes 54 seconds W, a distance of 55.57 feet to a point; Thence, S 81 degrees 58 minutes 41 seconds W, a distance of 120.25 feet to a point; Thence, N 02 degrees 49 minutes 16 seconds W, a distance of 87.96 feet to a point; Thence, N 18 degrees 11 minutes 34 seconds E, a distance of 142.89 feet to a point; Thence, N 55 degrees 55 minutes 45 seconds W a distance of 251.28 feet to a point; Thence, N 17 degrees 22 minutes 03 seconds E, a distance of 721.54 feet to an iron rod; Thence, S 77 degrees 49 minutes 07 seconds E, a distance of 505.53 feet to an iron rod; Thence, N 56 degrees 48 minutes 05 seconds E, a distance of 60.85 feet to the point of beginning and containing 325,157.908 square feet or 7.465 acres of land.

Map-Par. 128-00-0-181.00

The above-described property is the same property acquired by Bank of Frankewing by Trustee's Deed dated July 29, 2011 of record as Instrument No. 20110729-0058393, Register's Office of Davidson County, Tennessee, to which reference is here made.

THIS CONVEYANCE IS ALSO SUBJECT TO:

1. Driveway agreement of record in Book 5092, page 392, as re-recorded of record in Book 5197, page 634, said Register's Office.

2. Easement for Sanitary Sewers of record in Book 5222, page 748, said Register's Office.

3. Easement for Sanitary Sewers of record in Book 5608, page 801, said Register's Office.

4. Public Utilities Easement of record as Instrument No. 20021104-0134793, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

TO HAVE AND TO HOLD said above described real estate unto the said Great Tennessee Land Company, LLC, its successors and assigns, in fee simple forever. Grantor warrants that it has a right to convey said property and that it will warrant the title to the aforesaid real property against the lawful claims of all persons claiming under it, but not further or otherwise.

POSSESSION passes with the delivery of this deed and the **TAXES** for the year 2014 will be paid by the Grantees.

Dated: This the 24th day of December, 2014.

BANK OF FRANKEWING

By: David W. Barnes

David W. Barnes, President

STATE OF TENNESSEE
COUNTY OF GILES

On this 24th day of December, 2014, before me appeared David W. Barnes, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that he is the President of the Bank of Frankewing and that the seal is affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and said David W. Barnes acknowledged said instrument to be the free act and deed of said corporation.

Allyson B. Tinnon
Notary Public

ALLYSON B. TINNON
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My commission expires: 09/20/2017.

STATE OF TENNESSEE
COUNTY OF GILES

I, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is $500,000.00 which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Allyson B. Tinnon
Affiant

Sworn to and subscribed before me on
this the 24 day of December, 2014.

William F. Kennedy
Notary Public

WILLIAM F. KENNEDY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My commission expires 1-24-2017

Real property taxes will be paid by: (Paid By Grantees)

Name: Great Tennessee Land Company, LLC
Address: 1642 Hampstead Ln.
Ann Arbor, MI 48103

Mail deed to:
Name: Great Tennessee Land Company, LLC
Address: 1642 Hampstead Ln.
Ann Arbor, MI 48103

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County