THIS INSTRUMENT PREPARED BY:

RONALD H. BICE, JR., ATTORNEY
4515 Harding Road Suite 103
Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20150010661 DEEDWARRSP
Recvd: 02/11/15 10:29 2 pgs
Fees:13.00 Taxes:1221.00
20150211-0012659

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 5 day of February, 2015.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

ADDRESS OF NEW OWNER
WHITNEY HALEY
120 LONGWOOD PLACE
NASHVILLE, TN 37215

SEND TAX BILLS TO
F & M BANK
50 FRANKLIN STREET
CLARKSVILLE, TN 37040

MAP & PARCEL NO.
117-09-0B-011.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, RONALD H. BICE, JR., EXECUTOR of the ESTATE OF HELENE L. HARMON (hereinafter called the "GRANTOR"), has this day bargained and sold, transferred and conveyed unto WHITNEY HALEY, unmarried, (hereinafter called the "GRANTEE"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Plan of Longwood of record in Book 5200, page 86, in the Register's Office for Davidson County, Tennessee, revised as to floor areas and lot coverages in Book 5419, page 183, Register's Office for said county, to which plan reference is made for a more complete description.

BEING the same property conveyed to Helene L. Harmon by Warranty Deed from Creason Clayton Construction Company, Inc. of record in Book 5926, page 555, in the Register's Office for Davidson County, Tennessee; the said Helene L Harmon having since died testate on May 30, 2014, and by her Last Will and Testament of record as Probate File #14-1089 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, having authorized the Executor to sell the subject property.

This is improved property known as 120 Longwood Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto GRANTEE, her heirs and assigns in fee simple forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Longwood of record in Book 5200, page 86, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, reservations, easements, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5344, page 353, and

amended in Book 5419, page 183, Book 5980, page 667 and Book 5980, page 681, amended By-Laws of record in Instrument No. 20120621-0054661, Instrument No. 20130716-0073196 and Instrument No. 20140218-0013710, Register's Office for Davidson County, Tennessee; and all other instruments of record pertaining to the subject property and zoning ordinances or other requirements imposed by any governmental authority.

GRANTOR FURTHER COVENANTS to warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but no further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor, as Executor of the Estate of Helene L. Harmon, has caused this instrument to be executed on this 6th day of February, 2015.

RONALD H. BICE, JR., EXECUTOR

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named RONALD H. BICE, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, by signing his name as Executor.

WITNESS my hand and official seal this 5 day of February, 2015.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016