BILL GARRETT, Davidson County
Trans:T20150024897 DEEDWARRSP
Recvd: 04/06/15 11:17 3 pgs
Fees:18.00 Taxes:94.13
20150406-0029501

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
L.C. Anderson, Trustee of the L.C. Anderson Living Trust		
408 Leake Ave	New Owner	06904003800
Nashville TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Citizens Tri-County Bank** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **L.C. Anderson, Trustee of the L.C. Anderson Living Trust** (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in the 13th Civil District, being the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, page 41, and as revised in Book 1130, page 54, said Register's Office, described according to a survey made by John M. Sullivan, County Surveyor, on August 31, 1948 and described as follows: Beginning on the easterly margin of Highway No. 112 at a point 564.1 feet south of the northwest corner of said Tract No. 9; thence along and in the margin of the easterly side of Highway No. 112, 625.3 feet, more or less in a southerly direction to a point being the south corner of Tract No. 9; thence in a north-easterly direction , N 12 degrees 56' E, 741.6 feet, more or less to a point; thence in a westerly direction, N 86-1/3 degrees W, 52 feet to the point of beginning.

Included in this description but expressly excluded here from is that property conveyed to Emerson B. Smith and wife, Mary E. Smith by deed of record in Book 1759, page 239, said Register's Office, described as follows:

Beginning the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, page 41, and as revised in Book 1130, page 54, said Register's Office; Beginning at a point in the easterly margin of Highway No. 112, 774.1 feet south of the northwest corner of Tract No. 9; thence in a southerly direction with the westerly margin of Highway No. 112, S 8 degrees 15' W, 425.3 feet to the point being the south corner of Tract No. 9; thence in a northeasterly direction in Smith's fence line, N 12 degrees 56' E, 430.6 feet to point; thence N 86 -1/3 degrees W, 30 feet to the point of beginning.

Tract II:
A tract of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 52 feet east of the easterly margin of Highway No. 112; said point being the northeast corner of the property conveyed to A. E. Krantz and wife, Agnes Krantz by deed of record in Book 1639, page 297, said Register's Office; thence with Krantz east line S 12 degrees 15' W, 219 feet, more or less, to the northeast corner of property conveyed to E. B. Smith and wife, by deed from A. E. Krantz dated October 3, 1949; thence eastwardly 40 feet to a point; thence northwardly 217 feet to a 92 feet east of the easterly margin of Highway No. 112; thence westwardly 49 feet to the beginning.

And being further described as follows:
Land located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee on the easterly margin of Clarksville Pike, South of Kings Lane, said land being bounded on the North by Bruce Howard, Jr., on the West by Word of Life Christian Center, Inc. and on the South by Metropolitan Government of Nashville and Davidson County, Tennessee, said land being all of Tract 1 and Tract II shown in Instrument No. 20051104-0134204, Register's Office for Davidson County, Tennessee, described according to a survey dated 7-24-06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. N0. 1838) as follows Beginning at an iron rod (old) in the easterly margin of Clarksville Pike, the Northwest Corner of Metropolitan Government of the City of Nashville and Davidson County (Book 11484, page 582, Register's Office for Davidson County, Tennessee - Lot 3, Bordeaux Library Subdivision, Book 11190, page 72, Register's Office for Davidson County, Tennessee)and the Southwest Corner of the herein described tract. Thence with the easterly margin of Clarksville Pike N 08 degrees 15' 00" E, 212.62 feet to an iron rod (old), the Southwest Corner of Bruce Howard, Jr., (Book 5613, page 37, Register's Office for Davidson County, Tennessee) and the Northeast Corner of the herein described tract.

Thence leaving Clarksville Pike with the South line of Howard S. 85 degrees 30' 58" E., 91.30 feet to an iron pipe (old), a common corner with Word of Life Christian Center, Inc. (Book 11471, page 909, Register's Office for Davidson County, Tennessee) and the Northwest corner of the herein described tract. Thence with the west line of Word of Life Christian Center, Inc. S 12 degrees 31' 44" W, 217.73 feet to an iron rod (old)in the northerly line of Metropolitan Government, lot 3, Bordeaux Library Subdivision and the Southeast Corner of the herein described tract. Thence N 82 degrees 53' 17" W, 74.87 feet to the point of beginning and containing 0.41 acres more or less.

Being the same property conveyed to Southeast Investments, LLC, a Tennessee limited liability company by corrective quitclaim deed from Eaton Family Properties, A Tennessee general partnership of record in Instrument No. 20060825-0105352 Register's Office for Davidson County, Tennessee, dated 08/22/2006 and recorded on 08/25/2006, correcting deed of record in Instrument No. 20051104-0134204.

Being part of the property conveyed to Citizéns Tri-County Bank by Successor Trustee's deed from Darlene T. Marsh, Successor Trustee of record in Instrument No. 20130201-0010793 Register's Office for Davidson County, Tennessee, dated 02/01/2013 and recorded on 02/01/2013.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **4010 Clarksville Pike, Nashville, TN 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is 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 to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 31 day of March, 2015.

CITIZENS TRI-COUNTY BANK

BY: _____
John V. Barker, President and CEO

STATE OF TENNESSEE
COUNTY OF Sequatchie

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John V. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President and CEO of Citizens Tri-County Bank, the within named bargainor, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office in Dunlap, Tennessee, on this 31 day of March, 2015.

My commission expires: 2-21-2017 _____
Notary Public

SUMMER M. GHOLSTON STATE OF TENNESSEE NOTARY PUBLIC MARION COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,440.00

_____
Affiant

Subscribed and sworn to before me this 1st day of April, 2015.

_____
Notary Public
My Commission Expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

1. Subject to all matters shown on the Plan of record in Plat Book 974, page 41, and Book 1130, page 54, Register's Office for Davidson County, Tennessee.

2. 2015 Davidson County taxes which have been prorated and assumed by Grantee.

3. Restrictions of record in Book 3902, page 725, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.