This instrument prepared by and after recording, return to:
R. Patrick Parker, Esq.
615 Main Street
P.O. box 60429
Nashville, Tennessee 37206

RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jon P. Kemp	(NAME) Jon P. Kemp	06014002600
(STREET ADDRESS) 0 Brooklyn Ave	(STREET ADDRESS) 1309 Brown Street	
(CITY) (ZIP) (STATE) Nashville 37207 TN	(CITY) (ZIP) (STATE) Nashville 37203 TN	

BILL GARRETT, Davidson County
Trans:T20150038761 DEEDWARRSP
Recvd: 05/19/15 10:41 2 pgs
Fees:13.00 Taxes:1665.00
20150519-0045972

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bobbie J. Shankle,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said**, Jon P. Kemp,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No. 10 on the plan of that part of Brooklyn lying on the Brick Church Pike, beginning on the west margin of a 30 foot Avenue at the corner of Lots Nos. 9 and 10; thence east with the line between said two lots 60 poles to the west margin of the property formerly owned by Allison; thence with said line north 1/2 degrees W. 39.2 poles to the corner of Lots Nos. 10 and II; thence west with the line between said two lots 59.8 poles to the west margin of said 30 foot avenue; thence with the west margin of said Avenue South 1/2 degrees E 39.6 poles to the point of beginning, containing 14 3/4 acres, more or less.

INCLUDED BUT EXCLUDED from the above described land is a 3.67 acre tract conveyed to the State of Tennessee for the use of the Department of Highways and Public Works, of record in Book 3765, page 183, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED BUT EXCLUDED from the above described land is a 2.5 acre tract more particularly described as:

Being Lot 1 on the Plan of Industrial Park North as of record in Plat Book 6200, page 391, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northeasterly corner of said Lot 1, thence South 6 deg. 10' 22" West, 325.00 feet to an iron pin, thence North 84 deg. 49' 38" West 331.36 feet to an iron pin, thence North 6 deg. 10' 22" West, 332.31 feet to an iron pin, thence South 82 deg. 33' 50" East 331.41 feet to the point of beginning, containing 108,900.94 square feet, or 2.50 acres of record in Book 6793, page 770, Register's Office for Davidson County, Tennessee.

(THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS:
Lot No. 2 on the Plan of Industrial Park North as of record in Book 6200, page 391, said Register's Office.)

Being the same property conveyed to J. Harold Shankle and wife, Bobbie J. Shankle, by Quit Claim Deed from James L. Howard, dated 08/27/1997 and recorded on 10/03/1997 in Book 10634, Page 840, Register's Office for Davidson County,Tennessee.

THE SAID J. HAROLD SHANKLE DIED ON MAY 10, 1998 PER PROBATE ORDER DATED JUNE 23, 1998, SUMNER COUNTY CHANCERY COURT.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $450,000.00

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

Affiant

My commission expires: 8/27/2018

Notary Public

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

This is unimproved property known as 0 Brooklyn Ave, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under 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 1st day of May, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bobbie J. Shankle

Bobbie J. Shankle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Bobbie J. Shankle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2015.

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Brenda Norton
Notary Public
My Commission Expires: 8/27/2018

ENCUMBRANCES

1. 2015 and subsequent years real property taxes, a lien, but not yet due and payable.