This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2010-017

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) 3500 Trimble, LLC, a Tennessee limited liability company	(NAME) Same as new owner	Map & Parcel 13105002400
(STREET ADDRESS) 4025 Wallace Lane	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37215	(CITY) (STATE) (ZIP)	

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, **ANDREW H. SMITH, HOLLY TULLIS, LINDA ANGLIN AND CATHY BOOTH,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **3500 TRIMBLE, LLC, a Tennessee limited liability company,** Grantee herein, its successors, heirs and assigns, certain real estate in Sumner County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 41 on the Plan of Russwood Heights, of record in Book 2133, pages 12 and 13, Register's Office, Davidson County, Tennessee. Said Lot 41 fronts 116.5 feet on the easterly side of Trimble Road and runs back 340.7 feet on the northerly line and 344 feet on the southerly line to a dead line measuring 116.7 feet thereon.

Being the same property conveyed to Samuel Shaffer and wife, Marjorie L. Shaffer, by deed of record in Book 3458, page 329, Register's Office, Davidson County, Tennessee. The said Samuel Shaffer and Marjorie L. Shaffer having since died; he having predeceased her and she having died testate devising the property to Andrew H. Smith, Holly Tullis, Linda Anglin and Cathy Booth, an undivided 25% interest each as devisees under the Will of Marjorie Lufton Shaffer, deceased, by will filed in Probate Court of Davidson County, Tennessee, Docket #14P2021.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value whichever is greater, for this transfer is $475,000.00.

Subscribed and sworn to before me this the 29 day of May, 2015.

Andrea R. Bishop
Affiant

My commission expires: 6-13-17

Jessica N. Brooks
Notary Public

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This is improved property known as 3500 Trimble Road, Nashville, Davidson Co., Tennessee.

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. Grantors covenant that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantors, and Grantors have 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.

Grantors further covenant and binds themselves, their 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 Grantors 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 29 day of May, 2015.

BILL GARRETT, Davidson County
Trans:T20150045292 DEEDWARRSP
Recvd: 06/09/15 11:49 3 pgs
Fees:18.00 Taxes:1757.50
20150609-0054098

By: _____ Attorney-in-Fact

Andrew H. Smith by W. Warner McNeilly III, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29th day of May, 2015 personally appeared before me, the undersigned, a Notary Public for said County and State, W. Warner McNeilly III, Attorney-in-Fact for Andrew H. Smith, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2015.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

_____
Notary Public
My Commission Expires: 10-21-2018

By: _____ Attorney-in-Fact

Cathy Booth by W. Warner McNeilly III, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29th day of May, 2015 personally appeared before me, the undersigned, a Notary Public for said County and State, W. Warner McNeilly III, Attorney-in-Fact for Cathy Booth, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2015.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

_____
Notary Public
My Commission Expires: 10-21-2018

By: _____ Attorney-in-Fact

Holly Tullis by W. Warner McNeilly III, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29th day of May, 2015 personally appeared before me, the undersigned, a Notary Public for said County and State, W. Warner McNeilly III, Attorney-in-Fact for Holly Tullis the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2015.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

_____
Notary Public
My Commission Expires: 10-21-2018

By: _____ Attorney-in-Fact
Linda Anglin by W. Warner McNeilly III, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29th day of May, 2015 personally appeared before me, the undersigned, a Notary Public for said County and State, W. Warner McNeilly III, Attorney-in-Fact for Linda Anglin, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2015.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires October 21, 2018

_____
Notary Public
My Commission Expires: 10-21-2018

ENCUMBRANCES

1. 2015 Davidson County real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Russwood Heights of record in Book 2133, pages 12 & 13, Register's Office, Davidson County, Tennessee; amended by Instruction to Amend Final Subdivision Plat of record in Instrument #20101228-0102945, Register's Office, Davidson County, Tennessee.