BILL GARRETT, Davidson County
Trans:T20150053081 DEEDWARRSP
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Fees:28.00 Taxes:3209.72
20150701-0063699

SPECIAL WARRANTY DEED

FROM: Granny White Cabin Realty, LLC

TO: Voce Development Company, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Voce Development Company, LLC Attn: Shannon Pollard 154 Franklin Road Brentwood, TN 37027	Same	A portion of Map 159, Parcel 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $867,492.50.

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Sworn to and subscribed before me, this 22nd day of June, 2015.

Lisa W. Carnes
Notary Public

My Commission Expires: 8/20/2017

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Granny White Cabin Realty, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Voce Development Company, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property containing approximately 8.92 acres, located at 5570 Granny White Pike, Brentwood, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 22nd day of June, 2015.

SELLER: GRANNY WHITE CABIN REALTY, LLC,
a Tennessee limited liability company

By: _____
Shannon Pollard, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lisa W. Carnes, a Notary Public in and for the County and State aforesaid, personally appeared Shannon Pollard of Granny White Cabin Realty, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Granny White Cabin Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of June, 2015.

Lisa W. Carnes
Notary Public

My Commission Expires: 8/20/2017

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the 34th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being a part of Parcel 55 on Tax Map 159 and being more particularly described as follows:

Beginning at an iron rod (old) on the northerly right-of-way margin of Woodsong Drive (a 43-foot wide right-of-way) in the southerly property line of Lot 19, Voce, Phase 1B, Recorded by Instrument #20141028-0099405, Register's Office for Davidson County, (R.O.D.C.), Tennessee and proceeding as follows:

Thence, leaving Woodsong Drive and with the Easterly, Southerly, Easterly and northerly property line of said Lot 19 for the next 4 calls:

1) North 23 ° 5049" West, a distance of 1.59 feet to an iron rod (old);
Thence, 2) North 50° 09' 21" East, a distance of 80.41 feet to an iron rod (old);
Thence, 3) North 15° 41' 1 22" West, a distance of 149.05 feet to an iron rod (old);
Thence, 4) South 68 ° 52'52" West, passing an iron rod (old) at 110.50 feet, the northwest property corner of said Lot 19, in all a distance of 131,46 feet to an iron rod (old);

Thence, North 15° 49' 12" West, a distance of 165.60 feet to an iron rod (old);
Thence, leaving Voce, Phase 1B, South 88° 40' 00" East, a distance of 178.55 feet to an iron rod (old);
Thence, North 21° 27' 44" East, a distance of 109.68 feet to an iron rod (old);
Thence, South 65° 43' 46" East, a distance of 126.80 feet to an iron rod (old);
Thence, North 27° 17' 25" East, a distance of 308.58 feet to an iron rod (old);
Thence, South 68° 41' 28" East, a distance of 313.08 feet to an iron rod (old);
Thence, South 73° 47' 41" East, a distance of 40.50 feet to an iron rod (old);
Thence, with the westerly property line of Roger C. and Camillia A. Price, Recorded in Deed Book 10156, Page 732, R.O.D.C., Tennessee, South 07° 09' 35" West, a distance of 272.01 feet to an iron rod (old);
Thence, leaving Price and with the westerly and northerly property lines of June M. and Paran Gerken, Recorded by Instrument #20110810-0061810, R.O.D.C., Tennessee, for the next 2 calls:

1) South 06° 14' 11" West, a distance of 289.00 feet to an iron rod (old);
Thence, 2) South 77° 32' 16" West, a distance of 84.14 feet to an iron rod (old);
Thence, leaving Gerken and with the northerly property line of Amos L. Wilson, Recorded in Deed Book 7715, Page 360, R.O.D.C., Tennessee, and O.I.C. Oman Townhomes, Recorded by Instrument #20061222-0158538, R.O.D.C., Tennessee, South 76° 42' 35" West, a distance of 128.85 feet to an iron rod (old);
Thence, leaving Oman Townhomes and with the northerly property line of Aaron and Irma Didier, Recorded by Instrument #20110303-0016978, R.O.D.C., Tennessee, South 74° 19' 27" West, a distance of 300.78 feet to an iron rod (old);
Thence, leaving Didier and with the northerly property line of Luther Gary and Tracey B. Wailer, Recorded by Instrument #20080430-0043875, R.O.D.C., Tennessee, South 72° 24' 32" West, a distance of 59.02 feet to an iron rod (old);

Thence, leaving Waller and with the easterly property line of said Voce, Phase 1B, North 16° 45' 03" West, a distance of 136.86 feet to an iron rod (old) on the southerly right-of-way margin of said Woodsong Drive;
Thence, northwestwardly, with a curve concave to the west for an arc length of 159.12, a radius of 39.00 feet, having a central angle of 233° 45' 55" and being subtended by a chord bearing and distance of North 00° 53' 58" West, 69.57 feet to the Point of Beginning. Containing 388,420 Square Feet or 8.92 Acres, more or less.

Being a part of the same property conveyed to Granny White Cabin Realty, LLC, from Shannon Pollard, Trustee of the Richard Edward Arnold Trust, Shannon Pollard, Trustee of the Family Trust under the Sally Gayhart Arnold Revocable Trust Agreement, Shannon Pollard, Trustee of the Tennessee Qtip Trust Agreement and Shannon Pollard, Trustee of the Marital Trust under Sally Gayhart Arnold Revocable Trustee Agreement, Recorded by Instrument #20080401-0032753, R.O.D.C., Tennessee.

EXHIBIT B

1. Taxes for the year 2015, a lien not yet due and payable.

2. All matters of public record.