BILL GARRETT, Davidson County
Trans:T20150083040 DEEDWARRSP
Recvd: 09/30/15 09:23 2 pgs
Fees:13.00 Taxes:1672.40
20150930-0099142

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on September 25, 2015 by G. Keith Varner, Trustee of the Carlene C. Elrod Trust, ("Grantor"), to William Conoly Brown and David A. Hood, Jr., as Tenants in Common, ("Grantee").

Grantor, for valuable consideration, paid by Grantee to Grantor, the receipt of which is acknowledged, does grant and convey to Grantee and Grantee's assigns forever, the following described property situated in the State of Tennessee:

Land in the 3rd Civil District of Davidson County, Tennessee, being a part of Lot No. 6, Map of J.W. Vaughn and Ellis Bros. Subdivision of the Arch Harper Home Place on Lebanon Pike, as of record in Book 332, Page 172, Register's Office for said County, and described from a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, on September 24, 1959, as follows:

Beginning at an iron pin in the southerly margin of Lebanon Road, said pin being located at a common corner with Clarence Elrod property thence with said Clarence Elrod property line southeasterly 216.0 feet to an iron pin in fence line; thence southwesterly with line of Holy Rosary School property 91.0 feet to a 12 inch hackberry; thence N 9 degrees 00 minutes W, 213.7 feet to an iron pin in the southerly margin of Lebanon Road; thence with said margin of said Lebanon Road N 81 degrees 00 minutes E 104.0 feet to the point of beginning.

Being part of the same property conveyed to Keith Varner with a life estate retained by Carlene C. Elrod by Quit Claim Deed dated 01/18/2010 from Carlene C. Elrod F/K/A Wilma Carlene Varner of record in Instrument 201001190004465, Register's Office for Davidson County, Tennessee. Said Deed was corrected to change the vesting of the grantee and remove the life estate by Deed of Correction dated 02/18/2011 to Keith Varner, as Trustee for the benefit of Carlene C. Elrod Trust from Carlene C. Elrod F/K/A Wilma Carlene Varner of record in Instrument 201102180014073, Register's Office for Davidson County, Tennessee.

Together with all the estate and rights of Grantor in the above-described premises as the fee owner thereof.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

This property is known as: 2535 Lebanon Road, Nashville, TN 37214

WITNESS the signature of the Grantor this 25 day of August, 2015.

G. Keith Varner, Trustee

G. Keith Varner, Trustee of the
Carlene C. Elrod Trust

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Varner, Trustee of the Carlene C. Elrod Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Carlene C. Elrod Trust and is authorized to execute this instrument on its behalf.

WITNESS my hand and official seal this 25 day of September, 2015.

NOTARY PUBLIC

My Commission Expires:

12/27/16

STATE OF TENNESSEE
COUNTY OF Williamson

VALUATION AFFIDAVIT

I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $452,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of September, 2015.

Notary Public

My Commission Expires:

12/27/16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
William Conoly Brown et al	New Owner	95-4
441 Capri Lane		
Brentwood, TN 37027		050.00