BILL GARRETT, Davidson County
Trans:T20150103931 DEEDWARR
Recvd: 12/09/15 09:56 3 pgs
Fees:18.00 Taxes:1184.00
20151209-0123825

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Southern Land Acquisitions, Inc. 109 Kenner Avenue, Ste. 201 Nashville, TN 37205	New Owner	Map and Parcels 06100005300 07201001500
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		15195 26b

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Oakwood Park Development, LLC, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey and convey to Southern Land Acquisitions Inc., a Nevada Corporation as Trustee (hereafter collectively referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Tract I:
Beginning at a planted stone, the southwest corner of this tract herein described and on the east property line of Shepardwood, Section !!, as of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee; thence, with the east line of said subdivision North 1° 30' East, 1500 feet to a point, thence, North 4° 00' East, 1203.00 feet to a point; thence, North 28° 18' East, 74.50 feet to a point; thence, North 36° 28' West, 46.54 feet to a point; thence, North 4° 00' East, 396.00 feet more or less to a point, the northwest corner of this tract; thence, South 82° 45' East, 107.00 feet to a point, the northeast corner of this tract and on the right of way line of the proposed Ellington Parkway; thence, with the west lines of said proposed Parkway seven (7) calls and distances as follows: South 7° 00' East. 622.47 feet to a point, South 2° 08' East, 169.00 feet to a point, South 9° 55' West, 1000.00 feet to a point, South 01° 23' West 202.24 feet to a point, South 12° 47' East 300.37 feet to a point, South 9° 55' West 496.23 feet to a point, South 29° 37' East, 62.82 feet to a point, in the southeast corner of this tract; thence, North 82° 18' West, 230 feet more or less to the point of beginning and containing by estimation 13.51 acres more or less.

Tract II:
Land in Davidson County, Tennessee, being designated as Reserve Parcel "C" on the plan of Section I, Shepardwood Subdivision, of record in Book 4175, Pages 82 and 83. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oakwood Park Development, LLC, a Tennessee limited liability company by Warranty Deed from Saint Philips Episcopal Church of record in Instrument 20150511-0043065, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 2634 Bethwood Drive and Allenwood Drive, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the years after 2016 for Davidson County, Tennessee, which are not yet due and payable.
2. All matters as shown on plat of record in Book 7175, page 82 and 83, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4154, page 10, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $320,000.00.
(
(
(Affiant
(Subscribed and ~~sworn~~ to before me
(this 7th day of Dec., 2015
(
(
(Notary Public
(My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest in said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of December, 2015.

OAKWOOD PARK DEVELOPMENT, LLC

By: Glendora Y. Bright
Glendora Yonkon Bright, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Glendora Yonkon Bright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President for Oakwood Park Development, LLC, a Tennessee limited liability company and as such President acknowledged that she is authorized to execute the foregoing instrument on behalf of the corporation, the within named bargainor, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as President.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of December, 2015.

Notary Public

My Commission Expires: 2-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY