BILL GARRETT, Davidson County
Trans:T20160003564 DEEDWARRSP
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20160114-0003914

PREPARED BY AND RETURN TO:

Butler Snow LLP
Attn: Steven M. Hendrix
1020 Highland Colony Parkway, Suite 1400
Ridgeland, Mississippi 39157
Tel.: (601) 985-4475
Fax: (601) 985-4500

GRANTOR ADDRESS:

c/o BankPlus
Attn: James Clark
1018 Highland Colony Parkway, Suite 600
Ridgeland, MS 39157
Telephone: (601) 607-4276
Facsimile: (601) 898-8319
Facsimile: (601) 898-8319

GRANTEE ADDRESS AND
ADDRESS TO SEND TAX BIL
c/o BankPlus
Attn: James Clark
1018 Highland Colony Parkway, Suite 600
Ridgeland, MS 39157
Telephone: (601) 607-4276

PROPERTY ADDRESS:
4407 Westlawn Drive
Nashville, Tennessee 37209

Tax Map Parcel # 103-8-D-1.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WESTMINSTER, LLC, a Mississippi limited liability company ("Grantor"), does hereby grant, bargain, sell, convey and specially warrant unto WESTMINSTER II, LLC, a Mississippi limited liability company ("Grantee"), certain land and real property lying and being

situated in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference, together, with all improvements, tenements, hereditaments and appurtenances relating or belonging thereto and all rights, title and interests of Grantor in and to any and all roads, easements, streets and ways within, adjacent or contiguous thereto.

Grantor and for its successors and assigns, does warrant specially to Grantee and its successors and assigns and will forever warrant specially and defend the title to the above conveyed property against all persons lawfully claiming the same by, through or under Grantor but not otherwise.

In addition, this conveyance is made and accepted subject to all matters shown on the recorded plan, and to all applicable easements and restrictions of record, including, but not limited to the outdoor living space and fence easement granted in Instrument No. 20081003-0100642 and Instrument No. 20110602-0042310, Register's Office, Davidson County, Tennessee. The real property taxes relating to the property conveyed by this Special Warranty Deed have been prorated as of the date hereof. Therefore, upon the execution of this Special Warranty Deed, Grantee specifically assumes any and all tax liability of any kind associated with said property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 16th day of December, 2015.

GRANTOR:

Westminster, LLC, a Mississippi limited liability company

By: The Estate of Richard Wayne Parker, its sole Member

By: _____
Zeita T. Parker, Co-Executor

By: BankPlus, a Mississippi banking Corporation, Co-Executor

By: _____
James S. Clark, Sr. Vice President

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 16th day of December, 2015, within my jurisdiction, the within named Zeita T. Parker, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that she executed the same in her representative capacity, and that by her signature on the instrument, and as the act and deed of the entity upon behalf of which she acted, executed the above and foregoing instruments, after first having been duly authorized so to do.

_____
Notary Public

My Commission Expires:
4.17.19

Print Name: Patricia L. Fanning

[NOTARIAL SEAL]

STATE OF MISSISSIPPI
PATRICIA L. FANNING
NOTARY PUBLIC
ID No. 55750
My Commission Expires
April 17, 2019
MADISON COUNTY

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 16th day of December 2015, within my jurisdiction, the within named James S. Clark, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the entity upon behalf of which he acted, executed the above and foregoing instruments, after first having been duly authorized so to do.

Notary Public

My Commission Expires:

4.17.19

Print Name: Patricia L. Fanning

[NOTARIAL SEAL]

STATE OF MISSISSIPPI
PATRICIA L. FANNING
NOTARY PUBLIC
ID No. 55750
My Commission Expires
April 17, 2019
MADISON COUNTY

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 $685,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Westminster, LLC, a Mississippi limited Liability company

By: The Estate of Richard Wayne Parker, its sole Member

By: _____
Zeita T. Parker, Co-Executor

By: BankPlus, a Mississippi banking Corporation, Co-Executor

By: _____
James S. Clark, Sr. Vice President

SUBSCRIBED AND SWORN to before me this 10th day of December, 2015.

_____
Notary Public

My Commission Expires:

4.17.19

STATE OF MISSISSIPPI
PATRICIA L. FANNING
NOTARY PUBLIC
ID No. 55750
My Commission Expires
April 17, 2019
MADISON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cherokee Crossing of record in Instrument No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor from Johann R. Manning, and wife, Leigh Ann Manning by Warranty Deed dated June 9, 2011, recorded in Instrument No. 20110617-0046777, aforesaid records.

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