THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2015-1339

Davidson County DEEDWARRSP
Recvd: 02/02/16 15:41 4 pgs
Fees:23.00 Taxes:6660.00
20160202-0010297

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Debbie Cameron and T2 & L Cameron Properties, LLC 1503 Columbia Ave Franklin, TN 37064	Same	096-057.00

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00

Affiant

Subscribed and sworn to before me this the 29th day of January, 2016

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cameron Properties, a Tennessee general partnership** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Debbie Cameron and T2 & L Cameron Properties, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Being a parcel of land lying in Davidson County, Tennessee, being all of the property shown as Phase Two (Lot 1) on the Plan of Revised Stewartwood, of record in Plat Book 6900, Page 369, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old P.K. nail, a common corner to Bobby Shoffner, as recorded in Instrument No. 20031028-0158760, R.O.D.C., TN, and in the North margin of Stewarts Ferry Pike;

Thence with the north margin of Stewarts Ferry Pike, North 76 Degrees 39 Minutes 01 Seconds West, 149.03 feet to an iron rod (old) corner to Property Development, Book 7738, Page 140, R.O.D.C., TN;

Thence, with the line of Property Development, North 08 Degrees 29 Minutes 37 Seconds East, 110.25 feet to an old iron rod;

Thence, North 81 Degrees 29 Minutes 11 Seconds West, 66.44 feet to an old iron rod;

Thence, North 08 Degrees 26 Minutes 01 Seconds East, 50.05 feet to a found chiseled "X" in a concrete sidewalk;

Thence, North 81 Degrees 37 Minutes 23 Seconds West, 64.48 feet;

Thence, North 58 Degrees 19 Minutes 18 Seconds West, 147.61 feet to the centerline of McCrory Creek, said point being in the East line of Northlake Partners as recorded in Inst. #20041006-0120353, R.O.D.C., TN, passing a new witness nail at 10.00 feet, for the aforementioned corner, and passing an old iron rod 122.61 feet, said monument witnessing the centerline of McCrory Creek at 25.00 feet;

Thence, with the centerline of McCrory Creek and the line of Northlake Partners with the following 5 calls;

North 32 Degrees 15 Minutes 42 Seconds East, 189.32 feet;

North 43 Degrees 46 Minutes 21 Seconds East, 172.22 feet;

North 47 Degrees 18 Minutes 11 Seconds East, 180.52 feet;

North 58 Degrees 27 Minutes 00 Seconds East, 61.53 feet;

North 76 Degrees 19 Minutes 50 Seconds East, 85.79 feet, a point in the West line of Hickory Bend Methodist Church Trustees, as recorded in Book 4091, Page 946, R.O.D.C., TN;

Thence, South 08 Degrees 30 Minutes 57 Seconds West, 757.39 feet, passing an old iron rod witnessing the centerline of said creek at 25.00 feet to the Point of Beginning and containing an area of 185,366 Square Feet, or 4.26 Acres.

All in accordance with a survey dated September 21, 2005 performed by Weatherford and Associates, Paul G. Weatherford, Surveyor, TN R.L.S. #1941.

Being the same property conveyed to Cameron Properties, A Tennessee General Partnership by Warranty Deed from Allan L. Rappuhn and Russell L. Carbine, of record in Instrument No. 20051025-0128571, Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on October 25, 2005.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Subject to all matters shown on the Plan of record in Plat Book 6900, Page 369, Register's Office for Davidson County, Tennessee. Restrictive Covenants and Easements of record in Book 7444, Page 63 and Book 8659, Pages 284 & 286, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 1303, Page 30, in the Register's Office for Davidson County,

Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4772, Page 720, in the Register's Office for Davidson County, Tennessee. Agreement for Ingress-Egress Easement of record in Book 6813, Page 244, in the Register's Office for Davidson County, Tennessee. Reciprocal Easement Agreement and Restrictive Covenants of record in Book 7444, Page 72, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance for Water Main(s) to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8127, Page 777, in the Register's Office for Davidson County, Tennessee. The rights of upper and lower riparian owners in and to the use of the waters of McCrory Creek located on the premises and the natural and unobstructed flow thereof.

This is improved property known as 557 Stewarts Ferry Pike, Nashville, TN 37214-3414.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, 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.

WITNESS its hand this, the 29th day of January, 2016

GRANTOR:

Cameron Properties, a Tennessee general partnership

BY: _____
Title

BY: _____
Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Lynn Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of Jan, 2014

Notary Public

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires:
7/5/16

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016