BILL GARRETT, Davidson County
Trans:T20160017721 DEEDWARRSP
Recvd: 03/03/16 14:29 3 pgs
Fees:18.00 Taxes:1757.50
20160303-0020608

This instrument prepared by:
Jack F. Stringham II, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Charles W. Fawcett III	(NAME) Same	Map-Par. 117-11-0-094.00
(STREET ADDRESS) 3442 Golf Club Lane	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, Tennessee 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the **MIDDLE TENNESSEE COUNCIL, BOY SCOUTS OF AMERICA, INC.**, a Tennessee non-profit corporation (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CHARLES W. FAWCETT III** (hereinafter called the "Grantee"), and Grantee's heirs, successors, assigns and representatives, all of Grantor'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 "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $475,000.00

Subscribed and sworn to before me this the 2nd day of March, 2016.

CHRIS RAYBECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Affiant

My commission expires: 9-11-2017
(Affix Seal)

Notary Public

This is unimproved property known as 3446 Golf Club Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's heirs, successors and assigns forever, all of its right,

title and interest in and to said property, and does hereby covenant to and with Grantee, Grantee's heirs, successors and assigns, to defend the title to the property herein conveyed against the claims of all persons lawfully claiming the same by, through or under Grantor, but not 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.

Without limiting the foregoing this conveyance is expressly subject to those matters listed below:

1. General or special taxes and assessments required to be paid in the year 2016 for Map-Par. 117-11-0-094.00, which have been prorated.
2. Matters shown on the Plan of record in Plat Book 9700, Page 12, and Surveyor's Correction in Book 10033, page 775, said Register's Office.
3. Sanitary Sewer Easement of record in Book 10360, Page 343, said Register's Office.

Witness our hand this 29th day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized agent on said day and date.

MIDDLE TENNESSEE COUNCIL, BOY SCOUTS OF AMERICA, INC.
a Tennessee non-profit corporation

By: _____
Lawrence Brown, Scout Executive

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Lawrence Brown, 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 Scout Executive of the Middle Tennessee Council, Boy Scouts of America, Inc., the within named bargainor, a Tennessee non-profit corporation, and that he as such Scout Executive, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Scout Executive.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2016.

_____
NOTARY PUBLIC

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/6/18

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Final Plat, A Resubdivision of Lots 195, 220 and 221 on the north part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THE MIDDLE TENNESSEE COUNCIL OF BOY SCOUTS OF AMERICA, INC., A TENNESSEE NON-PROFIT CORPORATION, by deed from ROBERT HILTON WICKHAM, of record in Instrument No. 200001240007915, dated January 24, 2000, Register's Office for Davidson County, Tennessee.