THIS INSTRUMENT PREPARED BY:
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Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Davidson County DEEDWARRSP
Recvd: 04/06/16 11:20 7 pgs
Fees:38.00 Taxes:462.50
20160406-0032949

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Poole 1039 Hillview Drive Hendersonville, TN 37075	Same	09400018200 (Part)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 5th day of April, 2016.

Notary Public
My Commission Expires: 10-21-2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BURKE, INC., a Tennessee corporation, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to ROBERT D. POOLE, his heirs, personal representatives, successors and assigns, hereinafter "Grantee," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, personal representatives, successors and assigns forever. Grantor covenants that except as may be specifically identified on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of this 5th day of April, 2016.

BURKE, INC.

By: Charles M. Burke
Charles M. Burke, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John L. Van Cleave, of the State and County aforesaid, personally appeared Charles M. Burke, 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 President of BURKE, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal, in Nashville, Tennessee this 5th day of April, 2016.

JOHN L. VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC

My Commission Expires:

9-11-17

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision Plat Burke, Inc., recorded in Instrument #20160317-0025499, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Burke, Inc., a Tennessee corporation, by Installment Deed of record in Book 11645, page 192, Register's Office, Davidson County, Tennessee; and deed of record in Instrument #20060705-0080408, said Register's Office and deed of record in Book 10084, page 754, said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. TVA Transmission Line Easement across premises referenced in deed of trust in Book 2807, page 202, Register's Office, Davidson County, Tennessee.

3. Declaration of Easements by and between Verna H. Burke and Charles M. Burke, Co-Trustees of the Verna Head Burke Trust and Burke, Inc., recorded in Instrument #20030717-0100607, Register's Office, Davidson County, Tennessee.

4. Agreement for Dedication of Sanitary Sewer & Storm Drainage Easement of record in Book 5172, page 733, Register's Office, Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument #20060912-0112988, Register's Office, Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument #20060912-0112996, Register's Office, Davidson County, Tennessee.

7. Agreement for Dedication of Easement, Water Mains & Appurtenances of record in Book 10017, page 945, Register's Office, Davidson County, Tennessee.

8. Easement to Tennessee Electric Power Company of record in Book 787, page 35 and in Book 722, page 691, Register's Office, Davidson County, Tennessee.

9. Tennessee Electric Power Company deed to Nashville Railway & Light Company of record in Book 736, page 427, Register's Office, Davidson County, Tennessee.

10. Grant of Transmission Line Easement to USA of record in Book 1174, page 185, and Book 1684, page 535, Register's Office, Davidson County, Tennessee.

11. All matters shown on Boundary & Lease Survey Jim C. Burke, prepared by Wright & Associates dated 12/7/1989, revised 5/7/1990.

12. All matters shown on Subdivision Plat Burke, Inc., recorded in Instrument #20160317-0025499, Register's Office, Davidson County, Tennessee.

13. Grant of Access Easement and Boundary Line Agreement of record in Instrument # 20160406-0032948, Register's Office, Davidson County, Tennessee.

True Copy Certification

I, Kay B. Housch, 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

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HOUSCH, 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: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018