SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

Affiant

Subscribed and sworn to me on April 26, 2016.

NOTARY PUBLIC

My commission expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARRSP
Recvd: 04/27/16 11:10 4 pgs
Fees:23.00 Taxes:1110.00
20160427-0040992

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29224SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Heath & Kershner Holdings, LLC 2041 Hampshire Pike Columbia, TN 38401	SAME ADDRESS AS NEW OWNER	041 00 0 078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sue McDaniel, Patricia Ann McDaniel and Linda G. Compton, **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto Heath & Kershner Holdings, LLC, a Tennessee limited liability company, **"GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Being a certain tract or part or parcel of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by William Collier Parris, Civil Engineer, dated July 15, 1959, as follows:

Beginning at a point in the Easterly margin of Dickerson Road, said point being 73.2 feet from the intersection of the Easterly margin of Dickerson Road, and the Northerly line of property conveyed to E. E. Russell, and wife, by Deed of record on in Book 2086, Page 206, said Register's Office; thence with the Easterly margin of Dickerson Road Northwardly 350' to a point; thence North 76 deg. 50' East 300' to a point; thence South 3 deg. 11' West 350' to a point; thence South 76 deg. 50' West 300 feet to the point of beginning.

Being the same property conveyed to O. A. McDaniel, Jr. and wife, Mary G. McDaniel, Robert F. McDaniel and wife, Sue McDaniel, James R. Compton and wife, Sarah Compton, by installment Deed from M. M. Cunniff and wife, Hattie B. Cunniff, Britt S. Cunniff and wife, Ann Cunniff, Vernon Robinson and wife, Katie R. Robinson, dated November 15, 1959 and recorded on January 11, 1960, of record in Book 2999, Page 606, said Register's Office; and being the same property conveyed to Mary G. McDaniel by Warranty Deed from O. A. McDaniel, Jr., dated July 14, 1962, recorded July 17, 1962, of record in Book 3405, Page 51, Register's office for Davidson County, Tennessee. By Quitclaim Deed dated April 21, 1993, recorded on April 23, 1993, of record in Book 8924, Page 796, said Register's Office, Mary G.

McDaniel conveyed an undivided one-half interest to O. A. McDaniel Jr., to create a tenancy by the entireties. By Quitclaim Deed dated May 30, 2002, recorded June 3, 2002, of record in Doc. No. 20020603-0066772, said Register' Office, O. A. McDaniel and wife, Mary G. McDaniel conveyed their one-third interest in subject property to Patricia Ann McDaniel, unmarried, as corrected by Deed of Correction of record in Doc. No. 20020618-0073359, said Register's Office. The said Robert F. McDaniel has since died leaving Sue McDaniel as the surviving tenant by the entireties as to a one-third interest. The said James R. Compton has since died, leaving Sarah Compton as surviving tenant by the entireties as to a one-third interest.

Being the same property conveyed to Linda G. Compton by Quitclaim Deed from Sarah Compton, a widow who has not remarried, recorded on the 18th day of August, 2011 in Instrument No. 20110818-0063950, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at 3705 Dickerson Pike, Nashville, TN 37207.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTORS, 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 our hands on April 26, 2016.

Sue McDaniel

Sue McDaniel

Patricia Ann McDaniel

Patricia Ann McDaniel

Linda G. Compton

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 26, 2016, before me personally appeared Sue McDaniel to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 26, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/2019

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 26, 2016, before me personally appeared Patricia Ann McDaniel to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 26, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/2019

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 26, 2016, before me personally appeared Linda G. Compton to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 26, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/2019

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

True Copy Certification

I, Cari Mule' 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 therewith 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, Robyn Dubray, a notary public for this county and state, Cari Mule', 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: 02/21/2017

