Davidson County	DEEDWARRSP
Recvd: 07/06/16 15:29	7 pgs
Fees:38.00 Taxes:462.50	
20160706-0069254	

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dana Binkley 2171 Union Hill Rd. Goodlettsville, TN 37072	01100001500	Dana Binkley 2171 Union Hill Goodlettsville, TN 37072

This instrument prepared by: Jay H. Smith, First American Title Insurance Company, National Commercial Services, 414 Union Street, Suite 1205, Nashville, Tennessee 37219

After recording, please return to: First American Title Insurance Company, National Commercial Services, 414 Union Street, Suite 1205, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JUNE LAFFERTY,** (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **DANA BINKLEY** (the "**Grantee**"), Grantee's heirs, successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "**Property**").

STATE OF Tennessee
COUNTY OF Davidson

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

Dana Binkley
Affiant

Subscribed and sworn to before me this 1st day of July, 2016.

Pamela G. Nash
Notary Public
My Commission Expires: My Commission Expires August 20, 2019

PAMELA G. NASH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**"):

This is improved property commonly known as 3375 Ivy Point Road, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever.

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[Signature pages follow]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth in the acknowledgement below to be effective as of the 1st day of July 2016.

GRANTOR:

JUNE LAFFERTY

By: Jack Lafferty, by POA Jack Lafferty

Name: Jack Lafferty, as Power of Attorney for June Lafferty

STATE OF TENNESSEE)

COUNTY OF Davidson)

On this 1st day of July, 2016, before me personally appeared Jack Lafferty, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of June Lafferty, and acknowledged that he executed the same as the free act and deed of June Lafferty

Witness my hand, at office, this 1st day of July, 2016.

Notary Public

My Commission Expires August 20, 2019

My commission expires: _____

PAMELA G. NASH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Real Property Description

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin (new), in the northerly margin of Ivey Point Road, a corner of a tract of land which belongs to the Elders of Ivey Point Church of Christ, having a deed reference in Deed Book 10426, Page 209, RODCT, the most easterly southeast corner of this tract and continuing with the margin of Ivey Point Road, as follows:
with a curve to the left, having a radius of 325.00 feet, an arc distance of 230.58 feet, and a chord bearing an distance of S 39°45'09" W, 225.78 feet;
thence, S 19°25'39" W, 167.16 feet;
thence with a curve to the right, having a radius of 425.00 feet, an arc distance of 45.68 feet, and a chord bearing and distance of S 22°30'24" W, 45.66 feet to an iron pin (new), in the westerly margin of Ivey Point Road, a corner of a tract of land which belongs to Samuel J. Binkley, having a deed reference in Deed Book 4053, Page 872, RODCT;
thence with the boundary of said tract of land which belongs to Samuel J. Binkley, as follows:
S 86°50'30" W, 73.09 feet to an iron pin (new);
thence, S 57°44'56" W, 248.07 feet to an iron pin (new);
thence, S 81°51'21" W, 223.91 feet to a point in a branch, a corner of said tract of land which belongs to Samuel J. Binkley;
thence continuing with the boundary of said tract of land which belongs to Samuel J. Binkley and generally with said branch, as follows:
N 57°02'32" W, 287.10 feet;
thence, N 45°42'57" W, passing a common corner of said tract of land which belongs to Samuel J. Binkley, and a tract of land which belongs to Music City Raceway, Inc., having a deed reference in Deed Book 10198, Page 862, RODCT, and continuing on in all, 396.00 feet to a point in said branch, a corner of said tract of land which belongs to Music City Raceway, Inc.;
thence with the boundary of said tract of land which belongs to Music City Raceway, Inc., and generally with said branch, as follows:
N 34°08'33" W, 349.80 feet;
thence, N 25°15'28" W, leaving said branch and continuing on in all, 249.50 feet to an iron pin (new), a corner of said tract of land which belongs to Music City Raceway, Inc., in the easterly boundary of a second tract of land which belongs to Music City Raceway, Inc., having a deed reference in Instrument No., (I.N.) 20010726-0079290, RODCT;
thence, N 06°11'14" E, 849.50 feet to a concrete monument (old), in the easterly boundary of said second tract of land which belongs to Music City Raceway, Inc, a

corner of a tract of land which belongs to Marvin G. Bostick, having a deed reference in I.N 20090716-0066723, RODCT;
thence, S 67°31'09" E, 143.83 feet to an iron pin (new), a common corner of said tract of land which belongs to Marvin G. Bostick, and a tract of land which belongs to Stephen L. Williams, having a deed reference in I.N. 20050502-0048522, RODCT;
thence with the boundary of said tract of land which belongs to Stephen L. Williams, as follows:
S 67°31'09" E, 220.60 feet to an iron pin (old);
thence, S 45°34'16" E, 114.68 feet to an iron pin (old);
thence, S 43°27'46" E, 140.68 feet to an iron pin (old), a common corner of said tract of land which belongs to Stephen L. Williams, and a tract of land which belongs to Janice L. Napier, having a deed reference in I.N. 2010022-0084760, RODCT;
thence, S 43°19'55" E, 559.07 feet to an iron pin (old), a common corner of said tract of land which belongs to Janice L. Napier, and said tract of land which belongs to the Elders of Ivey Point Church of Christ;
thence with the boundary of said tract of land which belongs to the Elders of Ivey Point Church of Christ, as follows:
S 40°23'35" E, 146.82 feet to a concrete monument (old);
S 41°14'59" E, 229.98 feet to a concrete monument (old);
thence, N 88°29'32" E, 309.21 feet to a concrete monument (old);
thence, S 00°35'59" E, 245.89 feet, to the point of beginning, containing 34.75 acres

Being the being a portion of that property conveyed unto Montry Duke by Warranty Deed from Sam Field and wife, Willie Mai Field, of record in Book 4731, page 932, Register's Office for Davidson County, Tennessee, the same Montry Duke having died, unmarried, on October 12, 1996, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Will Book 239, page 220, the property vested in her sister, June Lafferty, the Grantor herein.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable. (Map & Parcel No. 01100001500: 2015 Davidson County taxes are Paid in the amount of $270.79; No city taxes)

3. Terms and provisions of U.S. Department of Transportation Federal Aviation Administration Land Lease Off Airport by and between June Lafferty and United States of America of record in Instrument No. 201008230066417, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

