BILL GARRETT, Davidson County
Trans:T20160064157 DEEDWARRSP
Recvd: 07/26/16 11:49 5 pgs
Fees:28.00 Taxes:5670.28
20160726-0076796

SPECIAL WARRANTY DEED

FROM: Granny White Cabin Realty, LLC

TO: Voce Development Company, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Voce Development Company, LLC Attn: Shannon Pollard 154 Franklin Road Brentwood, TN 37027	Same	A portion of Map 159, Parcel 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

LISA W. CARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration for this transfer is $1,532,508.00.

Affiant

Sworn to and subscribed before me, this 24 day of July, 2016.

Lisa W. Carnes
Notary Public

My Commission Expires: 8/20/2017

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Granny White Cabin Realty, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Voce Development Company, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller'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 above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property containing approximately 12.92 acres, located at 5570 Granny White Pike, Brentwood, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 24 day of July, 2016.

SELLER: GRANNY WHITE CABIN REALTY, LLC,
a Tennessee limited liability company

By: _____
Shannon Pollard, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lisa W. Carnes, a Notary Public in and for the County and State aforesaid, personally appeared Shannon Pollard of Granny White Cabin Realty, LLC, 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 Granny White Cabin Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 24 day of July, 2016.

Lisa W. Carnes
Notary Public

My Commission Expires: 8/20/2017

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at an iron rod at the northwest terminus of Woodsong Drive as shown on the plan of VOCE, Phase 1B of record in Instrument Number 201410280099405 in the Register's Office for Davidson County, Tennessee, said iron rod being in the easterly boundary line of Lot 20 of said plan; Thence, with a curve in the continuance of the westerly right-of-way of Woodsong Drive and said Lot 20 concave to the southwest and having a radius of 268.50 feet, an arc length of 27.99 feet through a central angle of 05 degrees 58 minutes 21 seconds (chord: North 31 degrees 03 minutes 05 seconds West 27.98) feet to an iron rod at the point of tangency; Thence, with said right-of-way and said Lot 20 and Open Space A of said plan and then severing the property of VOCE Development Company, LLC recorded in Instrument Number 20150701-0063699, North 34 degrees 02 minutes 15 seconds West 85.84 feet to an iron rod at the beginning of a curve in said right-of-way concave to the northeast and having a radius of 196.50 feet; Thence, continuing to sever said VOCE Development Company, LLC property as follows: An arc length of 68.43 feet through a central angle of 19 degrees 57 minutes 11 seconds (chord: North 24 degrees 03 minutes 40 seconds West 68.09 feet) to an iron rod at the beginning of a reverse curve in said right-of-way, concave to the southwest and having a radius of 25.00 feet; Thence, with said curve an arc length of 33.74 feet through a central angle of 77 degrees 19 minutes 51 second (chord: North 52 degrees 45 minutes 00 seconds West 31.24 feet) to an iron rod; Thence, North 01 degrees 44 minutes 09 seconds West 46.00 feet to an iron rod at the beginning of a curve in said right-of-way concave to the north and having a radius of 25.00 feet; Thence, with said curve an arc length of 33.88 feet through a central angle of 77 degrees 38 minutes 17 seconds (chord: North 49 degrees 45 minutes 56 seconds East 31.34 feet) to an iron rod at the beginning of a reverse curve in said right-of-way concave to the southeast and having a radius of 196.50 feet; Thence, with said curve an arc length of 127.51 feet through a central angle of 37 degrees 10 minutes 44 seconds (chord: North 29 degrees 32 minutes 10 seconds East 125.28 feet) to an iron rod; Thence, leaving said right-of-way and continuing to sever said VOCE Development Company, LLC property as follows: North 45 degrees 27 minutes 32 seconds West 153.64 feet to an iron rod, North 75 degrees 11 minutes 46 seconds West 151.27 feet to an iron rod, North 14 degrees 48 minutes 14 seconds East 487.02 feet to an iron rod, South 81 degrees 42 minutes 07 seconds East 209.06 feet to an iron rod, South 02 degrees 46 minutes 43 seconds East 102.55 feet to an iron rod, South 73 degrees 42 minutes 26 seconds East 190.80 feet to an iron rod, and South 01 degrees 44 minutes 12 seconds East 302.11 feet to an iron rod and intercepting a curve in said Woodsong Drive right-of-way concave to the south and having a radius of 210.00 feet; Thence, with said curve an arc length of 25.67 feet through a central angle of 7 degrees 00 minutes 14 seconds (chord: North 75 degrees 17 minutes 47 seconds East 25.67) feet to an iron rod; Thence, continuing to sever said VOCE Development, LLC property as follows: North 01 degrees 44 minutes 12 seconds West 296.89 feet to an iron rod, South 86 degrees 44 minutes 23 seconds East 222.09 feet to an iron rod, South 04 degrees 32 minutes 20 seconds East 44.35 feet to an iron rod, South 37 degrees 37 minutes 18 seconds West 142.08 feet to an iron rod, South 13 degrees 29 minutes 31 seconds East 23.81 feet to an iron rod, South 50 degrees 37 minutes 34 seconds East 2.17 feet to an iron rod and intercepting a curve in said right-of-way of Woodsong Drive concave to the south and having a radius of 39.00 feet Thence, with said curve an arc length of 50.45 feet through a central angle of 74 degrees 06 minutes 57 seconds (chord: North 76 degrees 10 minutes 41 seconds East 47.00 feet) to an iron rod; Thence, continuing to sever said VOCE Development property as follows: North 37 degrees 37

minutes 18 seconds East 197.51 feet to an iron rod, North 83 degrees 58 minutes 06 seconds East 75.28 feet to an iron rod, South 21 degrees 36 minutes 22 seconds East 204.06 feet to an iron rod, South 37 degrees 37 minutes 18 seconds West 85.43 feet to an iron rod, North 52 degrees 22 minutes 42 seconds West 204.80 feet to an iron rod, South 37 degrees 37 minutes 18 seconds West 61.56 feet to an iron rod and intercepting a curve in the easterly right-of-way of said Woodsong Drive concave to the west and having a radius of 39.00 feet; Thence with said curve an arc length of 59.48 feet through a central angle of 87 degrees 23 minutes 20 seconds (chord: South 14 degrees 25 minutes 53 seconds West 53.88) feet to an iron rod; Thence, continuing to sever said VOCE Development Company, LLC property as follows: South 52 degrees 22 minutes 42 seconds East 28.78 feet to an iron rod, North 37 degrees 37 minutes 18 seconds East 61.09 feet to an iron rod, South 52 degrees 22 minutes 42 seconds East 183.21 feet to an iron rod, South 68 degrees 41 minutes 28 seconds East 51.95 feet to an iron rod; Thence, with the boundary line of the plan of VOCE, Phase 2A of record in Instrument Number 20150820-0083857 in said Register's Office as follows: South 27 degrees 17 minutes 25 seconds West 308.58 feet to an iron rod, North 65 degrees 43 minutes 46 seconds West 126.80 feet to an iron rod, South 21 degrees 27 minutes 44 seconds West 109.68 feet to an iron rod, North 88 degrees 40 minutes 00 seconds West 178.55 feet to an iron rod; Thence with the boundary line of said VOCE, Phase 1B as follows: South 69 degrees 54 minutes 28 seconds West 169.44 feet to an iron rod, South 45 degrees 29 minutes 49 seconds West 46.96 feet to an iron rod, South 61 degrees 56 minutes 06 seconds West 2.00 feet to an iron rod at the northeast terminus of said Woodsong Drive as shown on said plan of VOCE, Phase 1B; Thence, with said terminus, South 61 degrees 56 minutes 06 seconds West 43.00 feet to the BEGINNING containing 12.92 acres or 562670 square feet more or less.

This description is based on a field survey completed on May 19, 2016 by J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351.

Being a portion of the real property conveyed to Granny White Cabin Realty, LLC by deed of record at Instrument Number 20080401-0032753, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016, a lien not yet due and payable.

2. All matters of public record.