Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
David M. Nesbit, Trustee of the Foshay Family Trust 215 Twin Hills Drive Madison, TN 37115	Same as New Owner	Map: 034-03 Parcel: 62.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 315 Deaderick Street, Suite 1700 Nashville, TN 37238		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Doyle Tidwell, Executor of the Estate of Wilda T. Newman** ("Grantor") has bargained and sold, and hereby transfers and conveys to **David M. Nesbit, Trustee of the Foshay Family Trust dated April 26, 2013** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; General or special taxes and assessments required to be paid in the year 2016 and subsequent years; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, page 581, said Register's Office; 2016 Davidson County Taxes, a lien not yet due and payable are prorated and assumed by the Grantee.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

This is unimproved property, known as 2154 Marsha Drive, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20160069020 DEEDWARRSP
Recvd: 08/09/16 15:10 3 pgs
Fees:18.00 Taxes:388.50
20160809-0082936

EXECUTED this 5th day of August, 2016.

Doyle Tidwell, Executor of the Estate of
Wilda T. Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Doyle Tidwell, as Executor of the Estate of Wilda T. Newman, deceased, to me known to be the person described in and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 5th day of August, 2016.

(SEAL)

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

Notary Public
My Commission Expires: 3-6-18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of August, 2016.

NOTARY PUBLIC
My Commission Expires: 3-6-18

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being part of the same property of record in Book 3308, Page 340, Register's Office for said County, and being known as Map and Parcel 034-03-0-062.00 and more particularly described as follows:

Beginning at a concrete monument on the west right-of-way of Paula Drive, said point being located N50°30'55"E 367.64 feet from the centerline intersection of Paula Drive with Northside Drive;Thence with the boundary of North Hill Estate-Section One, as of record in plat book 3300, page 18, R.O.D.C.,TN and North Hill Estate-Section Two, as of record in plat book 3700, page 51, R.O.D.C.,TN, S51°41'45"E 568.28 feet to an iron rod at the northeast corner of the property of James David Newman, as of recorded in book 20160622-0063511, R.O.D.C.,TN; Thence with the line of James David Newman, S37°53'47"W 312.43 feet to an iron rod on the line of Bobby D. Tidwell and Melva B. Tidwell, as of record in book 9448, page 570, R.O.D.C.,TN and being the northwest corner of the James David Newman property; Thence with the line of Tidwell and the Resub Lot Two-Section One-Shepherd Hills, as of record in plat book 6200, page 641, R.O.D.C.,TN, N52°07'01"W 517.76 feet to an iron rod on the west right-of-way of Paula Drive at the northeast corner of Section Two-Addition to Shepherd Hills, plat book 3842, page 27, R.O.D.C.,TN; Thence with the line of Section Two-Addition to Shepherd Hills, N52°22'49"W 113.24 feet to an iron rod at the southeast corner of Joel Rex Tidwell and Julia King Tidwell, as of record in book 11377, page 877, R.O.D.C.,TN; Thence with the line of Joel Rex Tidwell and Julia King Tidwell, N37°38'19"E 316.54 feet to an iron rod on the line of North Hill Estate-Section One, as of record in plat book 3300, page 18, R.O.D.C.,TN and being the northeast corner of the property of Joel Rex Tidwell and Julia King Tidwell; Thence with the line of North Hill Estate-Section One, S52°38'36"E 64.15 feet to the point of beginning; containing 4.564 acres, more or less, according to a survey dated August 03, 2016 by L. Steven Bridges, Jr. TN RLS1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075, identified as Job No. 5058.

Being part of the same property conveyed to J. L. NEWMAN AND WIFE, WILDA T. NEWMAN AND W. D. TIDWELL AND WIFE, ELLA M. TIDWELL by deed from BUFORD L. WRIGHT AND WIFE, MARY H. WRIGHT of record in Book 1560, Page 525, dated February 2, 1948, said Register's Office. W. D. TIDWELL AND WIFE, ELLA M. TIDWELL have since conveyed their interest in 25.55 acres of said property to J. L. NEWMAN AND WIFE, WILDA T. NEWMAN by deed of record in Book 3308, Page 340, dated October 17, 1961, said Register's Office. J. L. NEWMAN died on or about April 16, 2006, leaving WILDA T. NEWMAN as the surviving tenant by the entirety. WILDA T. NEWMAN died testate on or about July 15, 2015. Pursuant to the terms of her will of record in Docket No. 15P1203 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be treated as part of her probate estate. The said CAROL ANNE NOLEN, Co-Executor, has since deceased, leaving the sole Executor as DOYLE TIDWELL.