SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 11/19/2018
(AFFIX SEAL)

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

BILL GARRETT, Davidson County
Trans: T20160081462 DEEDWARRSP
Recvd: 09/16/16 13:50 2 pgs
Fees: 13.00 Taxes: 1350.13
20160916-0097696

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	
Charles A. Mount AKA Charles W. A. Mount	SAME	159-06-0B
(NAME) Charles A. Mount & Mary Mount	(NAME) New Owner	(MAP) 019.00CO
(ADDRESS) 504 Pearre Springs Way Franklin, TN 37064	(ADDRESS) SAME	(PARCEL)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, R. SHANNON POLLARD, JR. and R. DUDLEY SMITH, JR., hereinafter called the Grantor, have bargained and sold and by these presents does hereby transfer and convey unto Charles A. Mount AKA Charles W.A. Mount and Mary L. Mount, husband and wife, hereinafter called the Grantee, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat Voce, Phase IB, Major Subdivision of record in Plat at Instrument No. 20141028-0099405, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R. Shannon Pollard, Jr. and R. Dudley Smith, Jr. by Warranty deed from Terrence S. Dermody and Margot B. Dermody, husband and wife of record in Instrument No. 20151120-0117681 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 20, 2015.

THIS PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is unimproved property known as: 1716 Woodsong Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 15th day of September, 2016.

R. SHANNON POLLARD, JR.

R. DUDLEY SMITH, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Shannon Pollard, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of September, 2016.

My Commission Expires: 8/20/2017

Notary Public

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Dudley Smith, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of September, 2016.

My Commission Expires: 8/20/2017

Notary Public

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY