THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $25,000.00. Affiant Subscribed and sworn to before me, this 9th day of January, 2017. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

BILL GARRETT, Davidson County
Trans: T20170005029 DEEDWARRSP
Recvd: 01/18/17 15:22 4 pgs
Fees: 23.00 Taxes: 92.50
20170118-0005646

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Alan and Andree LeQuire 4304 Charlotte Avenue Nashville, TN 37209	New Owner	100 00 0 019.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Indian Creek Hunt and Timber Club, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Alan and Andree LeQuire** ("**Grantees**"), their successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 7291 Indian Creek Road, Nashville, Tennessee, 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantees, Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 9th day of January, 2017.

Indian Creek Hunt and Timber Club, LLC,
a Tennessee limited liability company

By: _____
Thomas Land Deleot Jr.
Its: Authorized Representative

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, **Thomas Land Deleot Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Authorized Representative** of **Indian Creek Hunt and Timber Club, LLC** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of January, 2017.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Beginning at an iron rod in the southerly right of way of Indian Creek Road, said point being the northwestern corner of the herein described tract and the northeastern corner of the James Demoss property as described in Deed Book 4941 Page 264 RODC;

Thence, with said right of way, being a curve to the right, having a Delta Angle of 34 degrees 15 minutes 48 seconds, a Radius of 663.64 feet, an Arc Length of 396.86 feet, a Chord Bearing of North 75 degrees 36 minutes 30 seconds East and a Chord Length of 390.975 feet to an iron rod.

Thence, with said right of way, being a curve to the right, having a Delta Angle of 11 degrees 07 minutes 13 seconds, a Radius of 493.50 feet, an Arc Length of 95.78 feet, a Chord Bearing of South 81 degrees 41 minutes 59 seconds East and a Chord Length of 95.63 feet to an iron rod at the northern most corner of the Indian Creek Hunt & Timber Club property as described in Instrument 20130926-0101412 RODC;

Thence, leaving the right of way, with the Club's line, South 71 degrees 32 minutes 43 seconds West, 37.64 feet to an iron rod;

Thence, South 85 degrees 32 minutes 43 seconds West, 129.00 feet to an iron rod;

Thence, South 66 degrees 32 minutes 43 seconds West, 279.00 feet to an iron rod to the northeast corner of Demoss;

Thence, with Demoss' north line, North 46 degrees 55 minutes 51 seconds West, 72.65 feet to the point of beginning and containing 0.535 acres.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments required to be paid in the year 2017 but not yet due and payable.

2. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

3. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Creek.

4. Rights of upper and lower riparian owners to the flow of the water of Creek, free from diminution or pollution.