Box 36

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170008229 DEEDWARRSP
Recvd: 01/27/17 16:02 6 pgs
Fees:33.00 Taxes:3154.25
20170127-0009284

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $852,500.00.

Affiant

Subscribed and sworn to me on January 27, 2017.

NOTARY PUBLIC

My commission expires: 5/6/19

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28229D.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWER	172-255 172-041 172-174

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Henry White, individually and Charles Henry White, Trustee of The Trust of David Aaron White established under the Last Will & Testament of Charles M. White, deceased, of record as part of Docket No. 12P-1515 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The conveyance of the above described parcel of land is subject to the following:

1. 2017 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record in Instrument No. 20080905-0091196, Register's Office for Davidson County, Tennessee (Tract I).
3. Matters shown on plan of record in Instrument No. 20080905-0091196, Register's Office for Davidson County, Tennessee (Tract I).
4. The acreage mentioned in the legal description is only for convenience in identifying the tract insured; it is not intended that the policy insure the amount of acreage (Tract I, II & III).

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11718, page 91, Register's Office for Davidson County, Tennessee (Tract II).
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is located at Mt. Pisgah, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTORS, 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.

WITNESS our hands on January 27, 2017.

Charles Henry White

The Trust of Aaron David White

By: _____
Charles Henry White, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 27, 2017, before me personally appeared Charles Henry White to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 27, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 05/06/2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles Henry White, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Trustee of The Trust of David Aaron White established under the Last Will & Testament of Charles M. White, deceased of record as part of Docket No. 12P-1515 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, and as said Trustee, is authorized to execute this instrument on behalf of the Trust in his capacity as Trustee.

Witness my hand and official seal on January 27, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 05/06/2019

EXHIBIT "A"

Tract I:

Fourth Councilmanic District
Metropolitan Nashville, Davidson County, Tennessee
Davidson County Parcel ID: 17200025500
Source of Title: Charles White
Book 10689, Page 70 R.O.D.C.T.

Land in the Fourth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1 on the plan of Charles White Estates recorded in Instrument Number 20080905-0091196 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the southerly right-of-way (50 feet wide) of Mt. Pisgah Road and the westerly boundary line of the Hattie White (Cemetery) property of record in Book 6821, page 773 in the Register's Office for Davidson County, Tennessee;

Thence, with said boundary line and continuing with the westerly boundary line of the James S. Creecy et ux property recorded in Book 9133, page 120 in said Register's Office, South 10 degrees 13 minutes 06 seconds West 456.66 feet to an iron rod in the northerly boundary line of the James Fuller et ux property recorded in Book 6086, page 847 in said Register's Office;

Thence, with said boundary line and continuing with the northerly boundary line of the Aaron and Marinda Skeesick property recorded in Instrument Number 20140612-0051283 in said Register's Office,
North 82 degrees 29 minutes 33 seconds West 195.24 feet to an iron rod;

Thence, with the easterly boundary line of the remainder of the Charles White property (Parcel ID: 17200004100) recorded in Book 10689, page 70 in said Register's Office, North 10 degrees 13 minutes 06 seconds East 455.07 feet to an iron rod on said southerly right-of-way of Mt. Pisgah Road;

Thence, with said right-of-way, South 82 degrees 57 minutes 30 seconds East 195.32 feet to the BEGINNING containing 2.04 acres or 88,903 square feet more or less.

This description is based on a field survey completed on December 10, 2015 by J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351.

Being part of the same property conveyed to Nannie Holt and Fred White, as to a one half interest each, by Deed from Maria White, widow of James White, of record in Book 1417, page 87, Register's Office for Davidson County, Tennessee. The said Nannie Holt having since died. Also, being part of the same property conveyed to John White and Ollie Mai Christman White by Deed from Thomas Holt, William Holt and Horace Holt, of record in Book 1882, page 210, said Register's Office. The said John White having since died. Ollie Mai White, being one and the same person as Ollie Mai Christman White, having conveyed her interest in the subject property to Charles White by Quitclaim Deed of record in Book 10689, page 70, in said Register's Office. The said Charles White having since died. The Last Will & Testament of Charles M. White, of record as part of Docket No. 12P-1515 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, devised his interest in the subject property to Charles Henry White. The said Charles M. White being one and the same person as the Charles White named as Grantee in the Deed of record in Book 10689, page 70, in said Register's Office. A portion of the subject property also being conveyed to John I. White and wife, Ollie Mai White by Deed from The Heirs at Law of James and Maria White and of James Andrew White, of record in Book 4686, page 976, in said Register's Office. Also being part of the same property conveyed to Charles H. White by Quitclaim Deed from Dorothy Degraffenreid, Pam White, Michael White and Jeffrey Starks of record in Instrument No. 20170120-0006605, said Register's Office. See also Affidavit of Heirship of record as Instrument No. 20170120-0006604, in said Register's Office.

Tract II:

Fourth Councilmanic District
Metropolitan Nashville, Davidson County, Tennessee
Davidson County Parcel ID: 17200004100
Source of Title: Charles White
Book 10689, Page 70 R.O.D.C.T.

Land in the Fourth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the southerly right-of-way (50 feet wide) of Mt. Pisgah Road and the easterly boundary line of PT4 Shakoor, LLC recorded in Instrument No. 20071126-0137190 in the Register's Office of Davidson County, Tennessee;

Thence, with said right-of-way, South 82 degrees 57 minutes 30 seconds East 587.60 feet to an iron rod;

Thence, with the westerly boundary line of Lot 1 on the plan of Charles White Estates recorded in Instrument No. 20080905-0091196 in said Register's Office, South 10 degrees 13 minutes 06 seconds West 455.07 feet to an iron rod;

Thence, with the northerly boundary line of the Aaron and Marinda Skeesick property recorded in Instrument No. 20140612-0051283 in said Register's Office, North 82 degrees 29 minutes 33 seconds West 120.56 feet to an iron rod;

Thence, with said PT4 Shakoor, LLC easterly boundary line as follows: North 07 degrees 15 minutes 06 seconds East 87.96 feet to an iron rod, North 82 degrees 28 minutes 03 seconds West 443.49 feet to an iron rod, and North 07 degrees 15 minutes 03 seconds East 361.64 feet to the BEGINNING containing 5.08 acres or 221,292 square feet more or less.

This description is based on a field survey completed on December 10, 2015 by J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351.

Being part of the same property conveyed to Nannie Holt and Fred White, as to a one half interest each, by Deed from Maria White, widow of James White, of record in Book 1417, page 87, Register's Office for Davidson County, Tennessee. The said Nannie Holt having since died. Also, being part of the same property conveyed to John White and Ollie Mai Christman White by Deed from Thomas Holt, William Holt and Horace Holt, of record in Book 1882, page 210, said Register's Office. The said John White having since died. Ollie Mai White, being one and the same person as Ollie Mai Christman White, having conveyed her interest in the subject property to Charles White by Quitclaim Deed of record in Book 10689, page 70, in said Register's Office. The said Charles White having since died. The Last Will & Testament of Charles M. White, of record as part of Docket No. 12P-1515 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, devised his interest in the subject property to Charles Henry White. The said Charles M. White being one and the same person as the Charles White named as Grantee in the Deed of record in Book 10689, page 70, in said Register's Office. A portion of the subject property also being conveyed to John I. White and wife, Ollie Mai White by Deed from The Heirs at Law of James and Maria White and of James Andrew White, of record in Book 4686, page 976, in said Register's Office. Also being part of the same property conveyed to Charles H. White by Quitclaim Deed from Dorothy Degraffenreid, Pam White, Michael White and Jeffrey Starks of record in Instrument No. 20170120-0006605, said Register's Office. See also Affidavit of Heirship of record as Instrument No. 20170120-0006604, in said Register's Office.

Tract III:

Fourth Councilmanic District
Metropolitan Nashville, Davidson County, Tennessee
Davidson County Parcel ID: 17200017400
Source of Title: Charles White
Book 6606, Page 998 R.O.D.C.T.

Land in the Fourth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the northerly right-of-way (50 feet wide) of Mt. Pisgah Road and the easterly boundary line of Revision of Lot 88 and Open Space, Christiansted Valley Phase 1 Revision 1 recorded in Instrument No. 20020904-0106659 in the Register's Office for Davidson County, Tennessee;

Thence, with said boundary line as follows: North 07 degrees 02 minutes 19 seconds East 525.00 feet to an iron rod; South 82 degrees 28 minutes 51 seconds East 383.87 feet to an iron rod, and South 08 degrees 04 minutes 56 seconds West 55.51 feet to an iron rod;

Thence, with the westerly boundary line of the Charles White and Sons property recorded in Book 6606, page 998 in said Register's Office, South 08 degrees 04 minutes 27 seconds West 466.91 feet to an iron rod on said northerly right-of-way of Mt. Pisgah Road;

Thence, with said right-of-way, North 82 degrees 52 minutes 39 seconds West 374.41 feet to the BEGINNING containing 4.56 acres or 198,526 square feet more or less.

This description is based on a field survey completed on December 10, 2015 by J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351.

Being part of the same property conveyed to James White by Deed from Calvin Pickett of record in Book 68, page 148, Register's Office for Davidson County, Tennessee. The said James White having died in intestate leaving a widow, Maria White, who subsequently died intestate in Davidson County, Tennessee. As set forth in the Complaint filed in the Chancery Court for Davidson County, Tennessee, styled as Rule No. 64295, the James and Maria White property was partitioned amongst their heirs, but no deeds were ever recorded at said Register's Office. Said partition was subsequently confirmed by the Amended Order Styled as Docket No. 90-503-II in the Chancery Court for Davidson County, Tennessee. The subject property being part of Lot 4 of said partition. Lot 4 of said partition being conveyed in the Deed from Fred White to John White recorded in Book 1470, page 9, in said Register's Office. The subject property also being referenced in the Quitclaim Deed from Jack Green, Trustee, to John I. White and wife, Ollie Mai White, recorded in Book 6697, page 286, said Register's Office. The subject property also being referenced in the Quitclaim Deed from Ollie Mai White, a widow, to Charles White, of record in Book 10689, page 70, in said Register's Office. The Last Will & Testament of Charles M. White having devised his interest in the subject property to the Trust of Aaron David White as created under said Will recorded as part of Docket No. 12P-1515 in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee.