FROM: Derek W. Edwards and Stephanie P. Edwards

TO: Frances Ratcliffe Smith, as to an undivided 82.66% and J. Thomas Smith, Trustee of the Frances Smith 2012 Trust under agreement dated December 31, 2012, as to an undivided 17.34% interest

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Frances Ratcliffe Smith and<br>J. Thomas Smith, Trustee<br>1816 Old Natchez Trace<br>Franklin, Tennessee 37069 | (Same) | Map 130-13-A<br>Parcel 1 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $1,885,000.00.

Frances R Smith
Affiant

Subscribed and sworn to before me, this the 20th day of April, 2017.

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170033696 DEEDWARRSP
Recvd: 04/21/17 10:25 3 pgs
Fees:18.00 Taxes:6974.50
20170421-0039229

Jeanette L. Ramer
Notary Public
My Comm. Expires: 5/6/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Derek W. Edwards and wife, Stephanie P. Edwards, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Frances Ratcliffe Smith, as to an undivided 82.66% interest, and J. Thomas Smith, Trustee of the Frances Smith 2012 Trust under agreement dated December 31, 2012, as to an undivided 17.34% interest, as Tenants-in-Common, hereinafter called "GRANTEES", their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of First Revision of Jardin de Belle Subdivision, a Planned Unit Development, of record as Instrument No. 20090313-0024530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derek W. Edwards and wife, Stephanie P. Edwards, by deed from Fortuna Asset Partners, a Tennessee general partnership, of record as Instrument No.

20091118-0106095, said Register's Office, as corrected by Scrivener's Affidavits, of record as Instrument Nos. 20100329-0023072 and 20100927-0076652, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Property taxes for 2017, which have been prorated, and subsequent years.

2. All matters shown on the plan of record as Instrument No. 20090318-0024530, said Register's Office.

3. All matters shown on the plan of record in Book 421, page 64, said Register's Office.

4. Declaration of Protective Covenants, Conditions and Restrictions for Jardin de Belle, of record as Instrument No. 20050819-0099255, said Register's Office, as amended by Instrument No. 20070824-0101907, said Register's Office, as amended and restated by Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Belle Park at Cheekwood (formerly Jardin de Belle), of record as Instrument No. 20071023-0125455, said Register's Office, as amended by Instrument No. 20120816-0073663, said Register's Office.

5. Declaration of Sign Monument Easement Agreement with Covenants and Restrictions, of record as Instrument No. 20070202-0014295, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20040927-0116111, said Register's Office.

This is improved property located at 600 Belle Park Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTORS (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.

WITNESS our hand this 26th day of April, 2017.

Derek W. Edwards

Stephanie P. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek W. Edwards and Stephanie P. Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

