This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Bill Garrett Davidson County
Batch# 98819 DEEDWARRSP
06/01/2018 10:27:38 AM 5 pgs
Fees: $28.00 Taxes: $6,197.50
20180601-0052226

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Bandywood Boys LLC 4312A Lealand Lane, Nashville, Tennessee 37204 Attention: James Douglas Crow	Bandywood Boys LLC 4312A Lealand Lane, Nashville, Tennessee 37204 Attention: James Douglas Crow	Parcel No. 117-14-0-123.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BLYTHE BOND SANDERS, JR., SUCCESSOR TRUSTEE OF THE GASTON TRUST, DATED DECEMBER 17, 2003, MARY SANDERS GASTON TRUSTOR AND/OR TRUSTEE** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **BANDYWOOD BOYS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of May, 2018.

GRANTOR:

BLYTHE BOND SANDERS, JR., SUCCESSOR TRUSTEE OF THE GASTON TRUST, DATED DECEMBER 17, 2003, MARY SANDERS GASTON TRUSTOR AND/OR TRUSTEE

STATE OF TENNESSEE

COUNTY OF Gaston

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BLYTHE BOND SANDERS, JR., SUCCESSOR TRUSTEE OF THE GASTON TRUST, DATED DECEMBER 17, 2003, MARY SANDERS GASTON TRUSTOR AND/OR TRUSTEE** (the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Successor Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Blythe Bond Sanders, Jr., as such Successor Trustee.

Witness my hand and official seal this 30 day of May, 2018.

Kayla Kirkpatrick
Notary Public

My Commission Expires:

01.22.2022

KAYLA KIRKPATRICK NOTARY PUBLIC GASTON COUNTY, NC My Commission Expires 01-22-2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,675,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 25th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 3/3/20

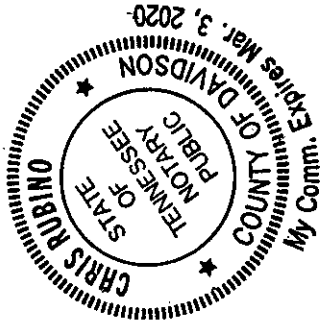


Exhibit "A"

Legal Description of Property

Land in the 7th Civil District of Davidson County, Tennessee, being the north 200 feet of Lot No. 44 on the Map of Part 2, of George Waters Subdivision, of record in Book 1130, page 68, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 60 feet on the north side of Bandywood Road, and runs back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to MARY D. GASTON, by deed from MALCOM O. HUDSON AND WIFE, NORMA L. HUDSON, of record in Book 3131, page 225, dated August 29, 1960, said Register's Office. MARY D. GASTON further conveyed said property to THE GASTON TRUST, DATED DECEMBER 17, 2003, MARY SANDERS GASTON, TRUSTOR AND/OR TRUSTEE by Quitclaim Deed of record as Instrument No. 20040108-0003196, dated January 8, 2004, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 1130, Page 68, Register's Office for Davidson County, Tennessee.