SPECIAL WARRANTY DEED

FROM: Granny White Cabin Realty, LLC

TO: Voce Development Company, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard, Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Voce Development Company, LLC Attn: Shannon Pollard 154 Franklin Road Brentwood, TN 37027	Same	A portion of Map 159, Parcel 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,198,508.00.

Affiant

LISA W. CARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me, this 22 day of October, 2018.

Notary Public

My Commission Expires: 7/26/2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Granny White Cabin Realty, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Voce Development Company, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property containing approximately 10 acres, located at 5570 Granny White Pike, Brentwood, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Karen Y Johnson Davidson County
Batch# 153519 DEEDWARRSP
10/23/2018 01:58:44 PM 6 pgs
Fees: $33.00 Taxes: $4,434.48
20181023-0105049

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 22 day of October, 2018.

SELLER: GRANNY WHITE CABIN REALTY, LLC,
a Tennessee limited liability company

By: _____
Shannon Pollard, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lisa W. Carnes, a Notary Public in and for the County and State aforesaid, personally appeared Shannon Pollard of Granny White Cabin Realty, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Granny White Cabin Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of October, 2018.

Lisa W. Carnes
Notary Public

My Commission Expires: 7/26/2021

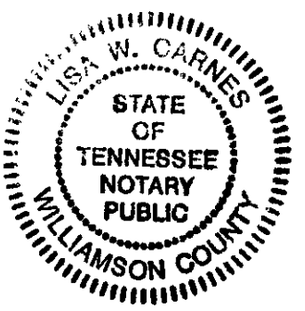


EXHIBIT A

PROPERTY DESCRIPTION

Two tracts of land in the 34th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being more particularly described as follows:

FIRST TRACT: BEGINNING at an iron rod (old) on the easterly right-of-way (70' wide) of Granny White Pike at the northwest corner of Open Space A on the plan of Voce Phase 1A recorded in Instrument Number 20140819-0074937 Register's Office for Davidson County, Tennessee; Thence, with said right-of-way, North 3 degrees 52 minutes 38 seconds West 97.98 feet to a concrete monument (old); Thence, with the boundary line of Richlands Woods Subdivision recorded in Instrument Number 20051128-0142574 in said Register's Office, as follows: North 82 degrees 57 minutes 44 seconds East 279.88 feet to and iron rod (old), North 43 degrees 29 minutes 14 seconds East 180.98 feet to an iron rod (old), North 14 degrees 32 minutes 51 seconds East 164.59 feet to an iron rod (old), and North 14 degrees 48 minutes 14 seconds East 272.35 feet to and iron rod (old); Thence, with the boundary line of Voce Phase 1B recorded in Instrument Number 20141028-0099405 said Register's Office, as follows, South 75 degrees 11 minutes 46 seconds East 151.27 feet to an iron rod (old), South 45 degrees 27 minutes 32 seconds East 153.64 feet to an iron (old) intercepting a curve on the northwesterly right-of-way (width varies) of Woodsong Drive concave to the southeast and having a radius of 196.50 feet; Thence, with said curve, an arc distance of 127.51 feet through a central angle of 37 degrees 10 minutes 44 seconds (chord: South 29 degrees 32 minutes 10 seconds West 125.28 feet) to and iron rod (new) at the beginning of a turn-in curve to the northerly right-of-way (46' wide) of Carlybrook Lane concave to the northwest and having a radius of 25.00 feet; Thence, with said curve, an arc distance of 33.88 feet through a central angle of 77 degrees 38 minutes 17 seconds (chord: South 49 degrees 45 minutes 56 seconds West 31.34) to an iron rod (new); Thence, severing said right-of-way, South 01 degrees 44 minutes 09 seconds East 46.00 feet to an iron rod (new) intercepting a turn-out curve to the westerly right-of-way (width varies) of said Woodsong Drive concave to the southwest and having a radius of 25.00 feet; Thence, with said curve an arc distance of 33.74 feet through a central angle of 77 degrees 19 minutes 51 seconds (chord South 52 degrees 45 minutes 00 seconds 31.24 feet)to an iron rod (new); Thence, with a curve in said westerly right-of-way of Woodsong Drive concave to the east and having a radius of 196.50 feet, an arc distance of 68.43 feet (chord South 24 degrees 03 minutes 40 seconds East 68.09 feet) to and iron rod (old) at the point of tangency; Thence, continuing with said right-of-way, South 34 degrees 02 minutes 15 seconds East 58.56 feet to an iron rod (old); Thence, with the boundary line of said Voce, Phase 1B, as follows: South 76 degrees 55 minutes 00 seconds West 100.50 feet to and iron rod(old), South 52 degrees 51 minutes 30 seconds West 72.75 feet to an iron rod (old), North 37 degrees 08 minutes 30 seconds West 23.94 feet to an iron rod (old), North 79 degrees 58 minutes 28 seconds West 122.55 feet to an iron rod (old), South 69 degrees 39 minutes 31 seconds West 46.45 feet to an iron rod (old), South 14 degrees 32 minutes 51 seconds West 28.10 feet to an iron rod (old), and South 05 degrees 17 minutes 07 seconds East 92.12 feet to an iron rod (old); Thence, with said boundary line of Voce, Phase 1A as follows: South 77 degrees 31 minutes 49 seconds West 283.95 feet to an iron rod (old), and South 85 degrees 28 minutes 51 seconds West 193.50 feet to the BEGINNING containing 4.04 acres or 176,176 square feet.

SECOND TRACT: BEGINNING at an iron pipe (old) the common rear lot corner of Lot 1 on the Plan of High Valley Section One recorded in Plat Book 9700, page 188 in the Registers Office for Davidson County, Tennessee, and Lots 4 and 5 on the plan of The Re-subdivision of Lots 3, 4, 5, and 6 of High Valley Section One recorded in Plat Book 9700. Page 842 in said Register's Office, and being the

southeast corner of the herein described tract; Thence, with the boundary line of said Lot 1, North 80 degrees 11 minutes 39 seconds West 144.00 feet to and iron rod (old); Thence, with the boundary line of Voce, Phase 2A recorded in Instrument 20150820-0083857 in said Register's Office, as follows: North 73 degrees 47 minutes 41 seconds West 40.50 feet to an iron rod (new), N 68 degrees 41 minutes 28 seconds West 313.08 feet to and iron rod (new) at a corner in the boundary of Voce, Phase 2B recorded in Instrument Number 20160808-008237 in said Register's Office; Thence, with said boundary line, as follows: North 68 degrees 41 minutes 28 seconds West 51.95 feet to and iron rod (old), North 52 degrees 22 minutes 42 seconds West 183.21 feet to an iron rod (old), South 37 degrees 37 minutes 18 seconds West 61.09 feet to an iron rod (old), North 52 degrees 22 minutes 42 seconds West 28.78 feet to and iron rod (old) intercepting a curve on the terminus of the easterly right-of-way of Woodsong Drive concave to the west and having a radius of 39.00 feet. Thence, with said curve, an arc distance of 59.48 feet through a central angle of 87 degrees 23 minutes 20 seconds (chord North 14 degrees 25 minutes 53 seconds East 53.88 feet) to an iron rod (old); Thence, continuing with the boundary line of Voce, Phase 2B, as follows: North 37 degrees 37 minutes 18 seconds East 61.56 feet to an iron rod (old), South 52 degrees 22 minutes 42 seconds East 204.80 feet to and iron rod (old), North 37 degrees 37 minutes 18 seconds East 85.43 feet to an iron rod (old), North 21 degrees 36 minutes 22 seconds West 204.06 feet to an iron rod (old), South 83 degrees 58 minutes 06 seconds West 75.28 feet to an iron rod (old), and South 37 degrees 37 minutes 18 seconds West 197.51 feet to an iron rod (old) intercepting a curve in the terminus of the westerly right-of-way of Woodsong Drive concave to the south and having a radius of 29.00 feet; Thence, with said curve, an arc distance of 50.45 feet through a central angle of 74 degrees 06 minutes 57 seconds (chord South 76 degrees 10 minutes 41 seconds West 47.00 feet) to an iron rod (old); Thence, continuing with the boundary line of Voce, Phase 2B, as follows: North 50 degrees 52 minutes 47 seconds West 2.17 feet, North 13 degrees 29 minutes 31 seconds Wes 23.81 feet to an iron rod (old), North 37 degrees 37 minutes 18 seconds East 42.08 feet to an iron rod (old), North 04 degrees 32 minutes 20 seconds West 44.35 feet to an iron rod (old), North 86 degrees 44 minutes 23 seconds West 222.09 feet to an iron rod (old), South 01 degrees 44 minutes 12 seconds East 296.89 feet to an iron rod (old) intercepting a curve in the westerly right-of-way of Woodsong Drive concave to the south and having a radius of 210 feet; Thence, with said curve, an arc distance of 25.67 feet through a central angle of 7 degrees 00 minutes 14 seconds (chord South 75 degrees 17 minutes 43 seconds West 25.65 feet) to an iron rod (old); Thence, continuing with the boundary line of Voce, Phase 2B, as follows: North 01 degrees 44 minutes 12 seconds West 302.11 feet to an iron rod old, North 73 degrees 42 minutes 26 seconds West 190.80 feet to an iron rod (old), North 02 degrees 46 minutes 43 seconds West 102.55 feet to an iron rod (old), North 81 degrees 42 minutes 07 seconds West 209.06 feet to an iron rod (old); Thence, with the boundary of Richlands Woods Subdivision of record in Instrument Number 20051128-0142574 in said Register's Office, North 14 degrees 48 minutes 14 seconds East 24.98 feet to an iron rod (old); Thence, with the boundary line of Richland Woods, LLC property recorded in Instrument Number 20050519-0056757 in said Register's Office, North 14 degrees 47 minutes 22 seconds East 226.63 feet to an iron rod (old); Thence, with the boundary line of High Ridge Subdivision Phase One recorded in Plat Book 11711, page 57 in said Register's Office, South 81 degrees 42 minutes 07 seconds East 152.48 feet to an iron rod (old); Thence, Thence with the boundary line of High Ridge Subdivision Phase Two recorded in Instrument Number 20010129-0008513 in said Register's Office, as follows: North 85 degrees 27 minutes 40 seconds East 976.66 feet to an iron rod (old), and South 84 degrees 17 minutes 10 seconds East 280.66 feet to an iron rod (old); Thence, with the boundary line of said High Valley Section One, as follows: South 07 degrees 25 minutes 15 seconds West 371.95 feet to an iron rod (old), and South 07 degrees 36 minutes 42 seconds West 429.56 feet to an iron rod (old); Thence, with the boundary line of said Re-subdivision of Lots 3, 4, 5 and 6 of High Valley Section One, South 07 degrees 11 minutes 09 seconds West 163.24 feet to the BEGINNING containing 19.79 acres or 862199 square feet.

Being a part of the same property conveyed to Granny White Cabin Realty, LLC, from Shannon Pollard, Trustee of the Richard Edward Arnold Trust, Shannon Pollard, Trustee of the Family Trust under the Sally Gayhart Arnold Revocable Trust Agreement, Shannon Pollard, Trustee of the Tennessee Qtip Trust Agreement and Shannon Pollard, Trustee of the Marital Trust under Sally Gayhart Arnold Revocable Trustee Agreement, Recorded by Instrument #20080401-0032753, R.O.D.C., Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018, a lien, now due and payable.

2. All matters of public record.