SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 10:30 2 pgs
Fees:13.00 Taxes:4070.00

20060731-0092105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

William H. Emery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emeco Properties, LLC	SAME	105-16-209
(NAME)	(NAME)	
P O Box 228		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

2181 Associates LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emeco Properties, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 4 on the Map of Corinne Place, as of record in Book 332, Page 1 and Lot 1 on the Map of John H. Canaday's Subdivision of West Lawn, as of record in Book 332, Page 90, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated September 25, 2003, by R. Scot Cherry, T.R.L.S. No. 1512, as follows:

BEGINNING at an iron rod set at the intersection of the southerly right-of-way line of Napoleon Avenue, 50 feet in width, and the westerly right-of-way line of Nolensville Pike, 80 feet in width;

Thence leaving the southerly right-of-way line of Napoleon Avenue with the westerly right-of-way line of Nolensville Pike, South 22° 57' 02" East, 191.75 feet to an iron rod set at a corner common with the property of Jesse O. and Frankie Lee Shacklett, as of record in Deed Book 8433, Page 785, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Nolensville Pike with the northerly property line of Jesse O. and Frankie Lee Shacklett and the northerly property line of the property of John C. Hamilton, Beulah M. Speakman, Penny K. Hillis and Gladys F. Cardet, as of record in Deed Book 11001, Page 938, at the Register's Office for Davidson County, Tennessee, South 65° 15' 15" West, 393.62 feet to an existing iron rod at a corner common with the property of The Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Instrument Number 20030318-0035834, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of The Metropolitan Government of Nashville and Davidson County, Tennessee, and the easterly property line of the property of Donald Wayne Adams, Sr., Debra Morrow, Brenda Heckert and Barbara Lepley, as of record in Deed Book 8908, Page 469, at the Register's Office for Davidson County, Tennessee, Jason and Belinda Wakefield, as of record in Deed Book 10775, Page 59, at the Register's Office for Davidson County, Tennessee, and Cardwell's Electric Company, Inc. as of record in Deed Boo 9296, Page 746, at the Register's Office for Davidson County, Tennessee, North 00° 32' 03" East, 297.90 feet to an iron rod set in the southerly right-of-way line of said Napoleon Avenue;

Thence with the southerly right-of-way line of Napoleon Avenue, South 81° 50' 00" East, 59.67 feet to an iron rod set;

Thence North 72° 39' 50" East, 208.39 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 26.51 feet, the radius of which is 18.00 feet, the central angle of which is 84° 23' 08", the chord of which is South 65° 08' 36" East, 24.18 feet to the point of beginning.

Containing 78,653 Square Feet (1.806 Acres more or less)

BEING the same property conveyed to N & M Investments, a partnership by deed from Steven Shacklett as of record in Book 6952, Page 957, at the Register's Office for Davidson County, Tennessee. The said N & M Investments having been converted to 2181 Associates, LLC, a Tennessee limited liability company by Articles of Conversion filed with the Tennessee Secretary of State under File No. 2985-3010 and of record in Book 9630, Page 984, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2181 Nolensville Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 my hand this 28th day of July, 2006.

2181 Associates LLC

By: _____
C. Leroy Norton, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared C. Leroy Norton 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 Chief Manager of 2181 Associates, LLC and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Chief Manager

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2006.

Commission expires: November 25, 2006

_____
Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.