PREPARED BY:
Carolyn Koontz
1730 So. El Camino Real, Ste 310
San Mateo, Ca 94402

Notary Seal
Notary Seal not to be reproduced

My Comm. Exp. July 20, 2010

Davidson County Register of Deeds
Davidson County Register of Deeds

STATE OF: Georgia }
COUNTY OF Chatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 2008.

NOTARY PUBLIC

My Commission expires: 8-20-2010

THIS INSTRUMENT PREPARED BY:

Carolyn Koontz (NAME)	1730 So. El Camino Real, Ste 310, San Mateo, Ca 94402 (ADDRESS)	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Ty Investments, LLC (NAME)	James A. Roberts (NAME)	72-100-82.00
15 Bull Street (ADDRESS)	341 Trysail Court (ADDRESS)	
Savannah, Georgia 31401 (CITY) (STATE) (ZIP)	Foster City, Ca 94404 (CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Ty Investments, LLC, a Georgia limited liability company
hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

James A. Roberts, a married man as his sole and separate property

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 02/14/08 14:07 3 pgs
Fees:18.00 Taxes:1850.00
20080214-0014978

This is unimproved ( ) improved (XX) property, known as

2803	Gallatin Pike	Nashville	TN	37216
(House Number)	(Street)	(City)	(State)	(Zip)

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under us, but no 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 this 5 day of February, 2008.

Ty Investments, LLC, a Georgia limited liability company

By: Tracy Young, Manager

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 20____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 20____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 20____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF ~~TENNESSEE~~ Georgia }
County of Chatham }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Tracy Young, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of TY Investments, LLC, the within named bargainor, a corporation (or partnership), and that he as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 5 day of February, 2018.

My Commission expires:
8-20-2018

NOTARY My Comm. Exp. Aug. 20, 2018 PUBLIC

Andrea S Sorr
Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Bill Garrett
Davidson County Register of Deeds

Exhibit "A"

Legal Description

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

TRACT 1:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT "A" ON THE MAP OF BUSH SPAIN'S SUBDIVISION OF PART OF THE ZACK STULL LAND, AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WEST RIGHT-OF-WAY OF GALLATIN ROAD, SAME BEING 114.97' NORTH OF THE NORTH RIGHT-OF-WAY OF SPAIN AVENUE, THENCE WITH SAID RIGHT-OF-WAY OF GALATIN ROAD S 23 DEG. 30' W 50.00' TO AN EXISTING IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY N 66 DEG. 30' W 187.80' TO AN EXISTING IRON PIN, THENCE N 23 DEG. 30' E 50.00' TO AN EXISTING IRON PIN, THENCE S 66 DEG. 30' E 187.80' TO THE POINT OF BEGINNING CONTAINING 0.215 ACRES MORE OR LESS.

TRACT 2:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT "A" ON THE MAP OF BUSH SPAIN'S SUBDIVISION OF PART OF THE ZACK STULL LAND, AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WEST RIGHT-OF-WAY OF GALLATIN ROAD, SAME BEING 64.97' NORTH OF THE NORTH RIGHT-OF-WAY OF SPAIN AVENUE, THENCE WITH SAID RIGHT-OF-WAY OF GALLATIN ROAD S 23 DEG. 30' W 64.97' TO AN EXISTING IRON PIN IN THE NORTH RIGHT-OF-WAY OF SPAIN AVENUE, THENCE WITH SAID RIGHT-OF-WAY OF SPAIN AVENUE N 66 DEG. 30' W 187.80' TO AN EXISTING IRON PIN, THENCE, N 23 DEG. 30' E 64.97' TO AN EXISTING IRON PIN, THENCE S 66 DEG. 30' E 187.80' TO THE POINT OF BEGINNING CONTAINING 0.280 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TY INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BENNIE HACKNEY AND WIFE, SARA HACKNEY OF RECORD IN INSTRUMENT NO. 20070615-0071764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN: 072-10-0-082