File No. 281200270

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STS Property Group, LLC, A Tennessee Limited Liability Company	STS Property Group, LLC, A Tennessee Limited Liability Company	114-14-0A-015.00 114-14-0A-014.00
(NAME) 308 & 312 Dogwood Trail	(NAME) 206 Thompson Lane	Davidson County DEEDWARR Recvd: 12/19/08 10:14 2 pgs Fees:13.00 Taxes:185.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN. 37211	20081219-0121403
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, It's, **American Security Bank & Trust Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STS Property Group, LLC, A Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot Nos. 14 and 15 on the Final Plat of Woodland Forest Section Two of record as Instrument No. 20050331-0035005, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to American Security Bank & Trust Company by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee of record in Instrument 20080625-0065279 on June 12, 2008 and filed for record on June 25, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Subject to Restrictions and Bylaws of record in Book 7207, Page 851, Book 7439, Page 487, Book 7596, Page 684, Book 7596, Page 692, Instrument 20040503-0049797, Instrument 20050916-0111743, Instrument 20050916-0111744;Subject to Stormwater Easement of record in Instrument 20031119-0168896, Register's Office for Davidson County, Tennessee.

Subject to All matters as set forth per Plat Book 6900, Page 443, Instrument 20050331-0035005, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 308 & 312 Dogwood Trail, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, Their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, Their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 12th day of December, 2008.

American Security Bank & Trust Co.

By: _____
David Resha, Chief Executive Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David Resha, 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 Executive Officer of American Security Bank & Trust Co., the within named bargainor, a corporation, and that he as such Chief Executive Officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Executive Officer.

Witness my hand at office this 12th day of December, 2008.

Commission expires:

_____
Notary Public

File Number: 281200270
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JAN. 6, 2009