SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March 2010

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT11162

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad A. Lautt, Trustee of the Tip Top Trust	Chad A. Lautt	092-02-0 128.00
(NAME) 2718 Meharry Boulevard	(NAME)	
(ADDRESS)	(ADDRESS) P.O. Box 230910	
Nashville TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37202 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, LNV Corporation , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chad A. Lautt, Trustee of the Tip Top Trust,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Easterly 40 feet on the Northerly 130 feet of Lot Number 16 on the Map of O.H. Menees Subdivision, of record in Book 57, Page 89, in the Register's Office of Davidson County, Tennessee. Said part of Lot Number 16 fronts 40 feet Northerly side of Hafferman Street (now Meharry Blvd) and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to LNV Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated June 15, 2009 and recorded July 8, 2009 in Instrument Number 20090708-0063803, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ improved property, known as 2718 Meharry Boulevard Nashville 37208
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Chad A. Lautt, Trustee of the Tip Top Trust, and his/her/their assigns, forever.

Said LNV Corporation, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20100019623 DEEDWARRSP
Recvd: 04/05/10 15:18 2 pgs
Fees:13.00 Taxes:92.50

20100405-0025287

IN WITNESS WHEREOF, the said LNV Corporation, has executed this deed this 15th day of March, 2010

LNV Corporation by Beal Service Corporation, Attorney in Fact

Kent Twitchell

STATE OF TEXAS

COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared KENT TWITCHELL, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Beal Service Corporation, the Attorney in Fact of said LNV Corporation, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 201001070045443, Register's Office for Knox County, Tennessee.

Witness my hand and Notarial Seal this 15th day of March, 2010

Jennifer Carol Moore
Notary Public

My Commission expires: 5/13/12

JENNIFER CAROL MOORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 05-13-2012

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

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