SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100059604 DEEDWARRSP
Recvd: 09/22/10 09:58 2 pgs
Fees: 13.00 Taxes: 251.97

20100922-0075314

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,100.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 2010

Notary Public SUZANNE MOLNAR

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

NOTARIAL SEAL STATE OF OHIO

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

RT11546

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M-Pulse Properties, LLC	Robert Brandon McDonald	061-07-0-094.00
(NAME)	(NAME)	
800 Broadmoor Drive	320 Elberta Street Suite B	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(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, SunTrust Bank, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO M-Pulse Properties, LLC
, 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:

Land in Davidson County, Tennessee, being Lot 5, 6, 7 and the West one-half of Lot No. 8, in Block "F" and the East one-half of Grinstead Place, closed, adjacent to Lots 5, 6, and 7, all shown on the Map of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for said County.

Described as follows said property is particularly and accurately described in Deed of record in Book 4538, Page 503, Register's Office for Davidson County, Tennessee to which Deed reference is hereby made for a more complete and accurate description thereof.

Beginning at a point in the center line of Grinstead Place, closed, in the southerly boundary of Woodruff Drive; thence with the margin of said Drive, easterly 155 feet to a point, which is 25 feet westerly from the common corner of Lot 7 and 8 on said plan; thence southerly parallel to and 25 feet from the dividing line between Lots 8 and 9, 150 feet to the northerly line of Lot 15; thence with the boundary of the same, westerly 25 feet to a point in the easterly line of Lot 4; thence with the same, northerly 10 feet to the common corner of Lots 4 and 5; thence with the line between said Lots, westerly 130 feet to a point in the center of Grinstead Place, closed; thence with the same, northerly 140 feet to the point of beginning.

Said property being further conveyed to SunTrust Bank by Substitute Trustee's Deed from Heather Wood, Trustee, dated May 6, 2010 and recorded on May 7, 2010 in Instrument No. 20100507-0035212, said Register's Office.

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 800 Broadmoor Drive Nashville 37216
(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 M-Pulse Properties, LLC

, and his/her/their assigns, forever.

Said SunTrust Bank, 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.

IN WITNESS WHEREOF, the said SunTrust Bank
., has executed this deed this _____

SunTrust Bank

Julie C. Riley, VP

SUNTRUST BANK CORPORATE SEAL GEORGIA

STATE OF Virginia
~~COUNTY OF~~ City of Richmond

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julie C. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this September 18, 2010

Commission expires: July 31, 2012

Notary Public

AUBREY S. DESPORTES JR. NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11546

RE: 800 Broadmoor Drive, Nashville TN 37216