BILL GARRETT, Davidson County
Trans:T20110023292 DEEDWARRSP
Recvd: 04/20/11 11:17 4 pgs
Fees:23.00 Taxes:262.70
20110420-0030456

After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

MICHAEL R. GREGORY
4215 SWEDEN DRIVE
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

MICHAEL R. GREGORY
4215 SWEDEN DRIVE
HERMITAGE, TN 37076

20110420172

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-One Thousand and 00/100 Dollars ($71,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FOUR TOWERS PARTNERS, LLC, AN OHIO LIMITED LIABILITY CO. (herein, "Grantor"), whose address is 7162 Reading Road, Cincinnati, OH 45237, hereby sells, transfers and conveys to MICHAEL R. GREGORY, an unmarried man (herein, "Grantee"), whose address is 4228 Sweden Drive, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4228 Sweden Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 6 day of April, 20 11.

GRANTOR:

Four Towers Partners, LLC, an Ohio Limited Liability Co.

By: _____
Printed Name: Jorge Newbery
Title: Managing member

PIN NO: 07506001900

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jorge Newbery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Managing Member of Four Towers Partners, LLC, an Ohio Limited Liability Co., and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 6 day of April, 2011.

[Affix Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Camille Coolidge
Commission # DD787346
Expires: MAY 11, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Trousdale

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

GRANTEE

Grantee signature _____
Michael R. Gregory

Subscribed and sworn to under oath before me, this 7 day of April, 2011.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-30-12

ANNE KEMP
NOTARY PUBLIC AT LARGE
TROUSDALE COUNTY, TN

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee being Lot No. 260 on the plan of Hermitage Estates, Section II, of record in Plat Book 3700, Page 23, Register's Office for said County to which plan reference is hereby made for a more complete legal description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, on 4/01/2011 as Instrument Number 20110401-0025037.

PIN NO: 07506001900

STREET ADDRESS:

4228 Sweden Drive, Hermitage, TN 37076