BILL GARRETT, Davidson County
Trans:T20110049267 DEEDWARRSP
Recvd: 08/11/11 12:14 3 pgs
Fees:18.00 Taxes:5550.00
20110811-0061991

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, TN 37201

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Swingin' Doors Saloon, Inc.<br>111 4th Avenue South<br>Nashville, Tennessee 37201 | Same | Map/Parcel 093-064-008.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this the 10 day of August, 2011.

Notary Public

My Commission Expires: 03/03/15

DANA PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. Ronald Scott,** a married man and Tennessee resident, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Swingin' Doors Saloon, Inc.,** a Tennessee corporation, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Tract 2, on the Plan of Stolman Investments, as shown on plat of record in Book 6900, page 575, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to J. Ronald Scott, by deed of record in Book 9915, page 373, in the Register's Office for Davidson County, Tennessee.

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit A**.

This is improved property located at 111 Fourth Avenue South, Nashville, Tennessee.

The Property is not, nor has it ever been, the primary resident of GRANTOR.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit A** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not 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 its hand this, the 10th day of August, 2011.

**GRANTOR:**

J. Ronald Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **J. Ronald Scott**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 10th day of August, 2011.

Notary Public

My Commission Expires: May 5, 2015

DEADRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

## EXHIBIT A

**Permitted Exceptions**

1. Metropolitan Government and Davidson County Taxes for the year 2011 and subsequent years.

2. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property and not shown by the public records.

4. All matters shown on the plat of record in Book 6900, Page 575, in the Register's Office for Davidson County, Tennessee ("Register's Office").

5. Covenants, easements, restrictions and reservations as set forth in Ordinance No. 097-755, as recorded in Book 10512, page 464 in said Register's Office; Ordinance No. 098-1187; Ordinance No. BL2002-1033, as recorded in Instrument No. 200206260076795 in said Register's Office; Ordinance No. BL2002-1033; and Instrument No. 200501240008719, in said Register's Office.