BILL GARRETT, Davidson County
Trans:T20110051345 DEEDWARRSP
Recvd: 08/19/11 15:05 3 pgs
Fees:18.00 Taxes:3792.50
20110819-0064480

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$1,025,000.00**

ERNEST B. WILLIAMS IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2012

Stephen H. Horrell, **Affiant**

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 16 DAY OF AUGUST, 2011.

Ernest B. Williams IV Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
Ernest B. Williams, IV, Esquire
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan Street Partnership **3030 Sidco Drive** **Nashville, TN 37204**	**SAME AS OWNER**	**11910000200**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **RELIANT BANK,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN STREET PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

This is X improved ☐ unimproved property, known as **2800 Foster Avenue a/k/a 2832 Logan Street B, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR(S), but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 16th day of August, 2011.

Reliant Bank
By: _____
Print Name: Mark Ryman
Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared Mark Ryman, 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 Senior Vice-President of **Reliant Bank** and as such Senior Vice-President executed the foregoing instrument for the purpose therein contained, by signing the name of Reliant Bank, a Tennessee banking corporation and as such officer and acknowledged the instrument to be the free act and deed of **Reliant Bank.**

WITNESS my hand and seal this 16th day of August, 2011.

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2012

_____
Ernest B. Williams IV, Notary Public

My Commission Expires: 7/3/12

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: _____ Driver's License _____ Other: _____

RETURN TO:
Ernest B. Williams IV, Esquire
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

EXHIBIT A

LEGAL DESCRIPTION

Formal Address: 2800 Foster Avenue a/k/a 2832 Logan Street B
Nashville, TN 37211

Map/Parcel: **11910000200**

Description:

BEGINNING at an iron pin in the northeastern corner of the McKnight Property, as of record in Book 7273, Page 149, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

THENCE North 84 degrees 58 minutes 00 seconds West, 108.44 feet to an iron pin;

THENCE North 08 degrees 43 minutes 28 seconds East, 84.48 feet to an iron pin;

THENCE South 87 degrees 55 minutes 57 seconds East, 302.63 feet to an iron pin;

THENCE South 83 degrees 23 minutes 24 seconds East, 9.87 feet to an iron pin;

THENCE South 83 degrees 30 minutes 57 seconds East 414.31 feet to an iron pin;

THENCE South 06 degrees 14 minutes 20 seconds West, 85.84 feet to a concrete monument;

THENCE South 06 degrees 27 minutes 53 seconds West, 54.57 feet to an iron pin;

THENCE North 82 degrees 17 minutes 48 seconds West, 621.64 feet to an iron pin;

THENCE North 07 degrees 16 minutes 36 seconds East, 22.23 feet to the point of beginning,

CONTAINING 90,901.02 square feet or 2.09 acres, more or less according to a survey dated October 5, 2005, and revised on February 22, 2006, prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., RLS# 1728, 2814 Foster Avenue, Nashville, Tennessee 37210.

Being the same property conveyed to Reliant Bank, by deed from Ernest B. Williams IV, Trustee, of record in Instrument No. 20110325-0023213, dated March 18, 2011, said Register's Office.