RETURN TO: PLAT
BAYDOUN & KNIGHT, PLLC
424 Church Street, Suite 2650
Nashville, Tennessee 37219

This Instrument Prepared By:
Wm. Lee Horn, Esq.
BAYDOUN & KNIGHT, PLLC
424 Church Street, Suite 2650
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20110073849 DEEDWARRSP
Recvd: 11/22/11 09:07 4 pgs
Fees:23.00 Taxes:3840.54
20111122-0091326

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Vision Nashville Gulch, LLC	Vision Nashville Gulch, LLC	
2034 Hamilton Place Blvd.	2034 Hamilton Place Blvd.	Map: 093-14-0
Suite 200, CBLII	Suite 200, CBLII	Parcel:567.00
Chattanooga, Tennessee 37421	Chattanooga, Tennessee 37421	

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Blue Sky Holdings, LLC**, a Tennessee limited liability company, by these presents does hereby transfer and convey unto **Vision Nashville Gulch, LLC**, a Tennessee limited liability company, all of it's right, title and interest, in and to the following described tract of land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision, of Lot Four (4) of Edgehill Estates, Section Sixty-five (65), of record in Book 6900, Page 177, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin on the westerly margin of Division Street and the northeastern corner of the Littleton Property, as of record in Book 9266, Page 598, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Thence South 39 degrees 09 minutes 24 seconds West, 168.66 feet to a P.K. Nail; thence North 52 degrees 36 minutes 00 seconds West, 148.53 feet to a railroad spike; thence North 27 degrees 50 minutes 39 seconds East; 166.68 feet to an iron pin; thence with a curve to the right, having a central angle of 12 degrees 40 minutes 33 seconds, a radius of 570.00, and an arc length of 126.90 feet to an iron pin; thence South 49 degrees 30 minutes 37 seconds East, 55.81 feet to the POINT OF BEGINNING, containing 28,165.95 square feet or 0.65 acres.

Together with a perpetual, non-exclusive easement for purposes of access and utility as shown, described or noted on plat of record in Book 6900, Page 177, in the Register's Office of Davidson County, Tennessee.

The above described tract is subject to the following :

1. Grant of Easement dated January 21, 1987, recorded in Book 7114, Page 1, in the Register's Office of Davidson County, Tennessee.

2. Access and utility easement as shown, described or noted on plat of record in Book 6900, Page 177, in the Register's Office of Davidson County, Tennessee.

3. 8' front, 6' side and rear setback lines as shown, described, or noted on

plat of record in Book 6900, Page 177, in the Register's Office of Davidson County, Tennessee.

4. 5' gas line easement as shown, described or noted on plat of record in Book 6900, Page 177, in the Register's Office of Davidson County, Tennessee.

5. Anchor easement as shown, described or noted on plat of record in Book 6900, Page 177, in the Register's Office of Davidson County, Tennessee.

6. Restrictions and reservations as set out in instrument recorded in Book 4842, Page 597, as affected by Book 5383, Page 735, in the Register's Office of Davidson County, Tennessee.

7. Reservations, requirements, restrictions, limitations, conditions, easements, stipulations, etc. as shown, described or noted on recorded plat in Book 6900, Page 177, in the Register's Office of Davidson County, Tennessee.

8. Utility easements recorded in Book 4643, Page 498, in the Register's Office of Davidson County, Tennessee.

9. Utility easements recorded in Book 4659, Page 7, in the Register's Office of Davidson County, Tennessee.

10. Gas line easement as granted to the Nashville Gas Company, a Tennessee corporation, dated October 12, 1973, recorded in Book 5866, Page 648, in the Register's Office of Davidson County, Tennessee.

11. Possible encroachment of curb and paving onto western adjoiner as shown, described or noted on recorded plat in Book 6900, Page 177, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Blue Sky Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in instrument No. 20070507-0054524, Register's Office for Davidson County, Tennessee.

All other easements, covenants and restrictions of record in said Register's Office.

County/City Taxes for the year 2011 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying it's pro-rata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property located at 905 Division Street, Nashville, Tennessee 37203.

No portion of the property conveyed herein has ever been homestead of Grantor.

TO HAVE AND TO HOLD TO SAID GRANTEE, IT'S SUCCESSORS AND ASSIGNS FOREVER.

And Grantor does for itself and for it's successors and assigns covenant with the said Grantee, it's successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and

convey the same as aforesaid; that it will and it's successors and assigns shall warrant and defend the same to the said Grantee, it's successors and assigns, forever, against the lawful claims of all persons claiming by, through or under the Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned, through it's authorized officer has hereunto set it's seal this 17th day of November, 2011.

BLUE SKY HOLDINGS, LLC

By: _____
David W. Purcell, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Purcell, as Managing Member of Blue Sky Holdings, LLC, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said entity.

Witness my hand and official seal this 17th day of November, 2011.

_____
Notary Public

My Commission Expires: 1/6/2014

WM. LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF _____)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is One Million Thirty Seven Thousand Nine Hundred Eighty-five and no/100 Dollars ($1,037,985.00).

_____
Mitul I. Patel, Affiant

Subscribed and sworn to before me, this
_____ day of November, 2011.

_____
Notary Public
My Commission Expires: _____

convey the same as aforesaid; that it will and it's successors and assigns shall warrant and defend the same to the said Grantee, it's successors and assigns, forever, against the lawful claims of all persons claiming by, through or under the Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned, through it's authorized officer has hereunto set it's seal this _____ day of November, 2011.

BLUE SKY HOLDINGS, LLC

By: _____
David W. Purcell, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Purcell, as Managing Member of Blue Sky Holdings, LLC, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said entity.

Witness my hand and official seal this _____ day of November, 2011.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF _____)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is One Million Thirty Seven Thousand Nine Hundred Eighty-five and no/100 Dollars ($1,037,985.00).

Mitul I. Patel, Affiant

Subscribed and sworn to before me, this
17 day of November, 2011.

Notary Public
My Commission Expires: 8-7-2013

