(1)
Box 36
25243

This Instrument Was Prepared By:
Scott C. Williams, Esq.
Rudy, Wood, Winstead & Williams, PLLC
1812 Broadway
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value,
Whichever is greater, for this transaction is
$1,014,500.00

Affiant

Subscribed and sworn to before me on
this 22nd day of December, 2011.

Notary Public

My Commission Expires: 7/7/2014

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
MMSanchez, LLC, A Tennessee limited liability company 111 Candy Lane Nashville, Tennessee 37211	Same	Map/Parcel 134-317

BILL GARRETT, Davidson County
Trans:T20110081779 DEEDWARRSP
Recvd: 12/27/11 14:17 3 pgs
Fees:18.00 Taxes:3753.65
20111227-0100997

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, H. Steven George, Trustee of the Steve George 2009 QTIP Trust ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MMSanchez, LLC, a Tennessee limited liability company ("Grantee"), its successors and assign all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Resubdivision of Lot 2 of George Subdivision and Consolidation of the George Realty, LLC Property, of record as Instrument No. 20080910-0092798, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to H. Steven George, Trustee of the Steve George 2009 QTIP Trust Agreement dated September 28, 2009, by Quitclaim Deed from George Realty, LLC, a Tennessee limited liability company, of record as Instrument No. 20090930-0090625, Register's Office for Davidson County, Tennessee.

Being also part of the same property conveyed to George Realty, LLC, a Tennessee limited liability company by Quitclaim Deed from Howard Steve George and wife, Carolyn Kay George, aka Carolyn Kaye George of record as Instrument No. 20060103-0000648, in said Register's Office, and also being a part of the same property conveyed to Howard Steven George and wife, Carolyn Kay George, by deed from Howard F. George and Mary T. George of record in Book 5690, page 641, in said Register's Office.

Commonly known as: 111 Candy Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantee has a first right of refusal to purchase all or any portion of Lot 1 on the Final Plat of George Subdivision of record in Book 8250, page 44 of Register's Office, which Grantor currently owns, but which Lot 1 is not conveyed hereby. Lot 1 as referenced herein, shall mean not only Lot 1 as it presently exists, but any resubdivision of Lot 1 to encompass additional real property immediately adjacent to Lot 1, which Grantor may purchase in the future. Grantee must exercise his option to purchase Lot 1 within forty eight (48) hours after receiving written notice from Grantor. Written notice shall be delivered to Grantee at 111 Candy Lane, Nashville, Tennessee 37211 or any subsequent address identified by Grantee in writing to Grantor.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part

thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantors executed this instrument as of the 22nd day of December, 2011.

GRANTOR:

STEVE GEORGE 2009 *QTIP* TRUST

By: _____
H. Steven George

Title: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. Steven George, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Steve George 2009 QTIP Trust, and as such Trustee, is authorized to execute this instrument on behalf of the Steve George QTIP Trust.

Witness my hand, at office, this 22ndday of December, 2011.

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

Kim Natalie Parsons
NOTARY PUBLIC

My Commission expires: 7/7/2014