WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Premier Realty Trust, LLC 5008 Ashby Drive Brentwood, TN 37027	NEW OWNER	08207034600

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$52,500.00**

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Newman and Phillips, Inc., a Tennessee Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Premier Realty Trust, LLC, a Tennessee limited liability company, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Map of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 50 feet on the north side of Grace Avenue, Formally Josephine Avenue, and Extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Newman and Phillips, Inc., by Quitclaim Deed from Joy Urcelle Hinckson, dated April 21, 2006, of record in Instrument No. 20060509-0053771, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **311 Grace Street, Nashville, TN 37207**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20120040840 DEEDWARRSP
Recvd: 06/04/12 12:45 2 pgs
Fees:13.00 Taxes:194.25
20120604-0048360

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **May, 2012.**

Newman and Phillips, Inc.

By: **Joy Urcelle Hinckson**
It's: **President and Secretary**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Joy Urcelle Hinckson** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **President and Secretary** of **Newman and Phillips, Inc.,** the within named bargainor, a Tennessee corporation, and that such **Joy Urcelle Hinckson,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Corporation as **President and Secretary.**

Witness my hand and Seal at office on the **30th** day of **May, 2012.**

Notary Public

My Commission Expires: 12.03.13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Subject to matters appearing on subdivision plat of record in Plat Book 57, page 11, of said Register's Office.