BILL GARRETT, Davidson County
Trans:T20120045073 DEEDWARRSP
Recvd: 06/19/12 09:18 6 pgs
Fees:33.00 Taxes:2164.50
20120619-0053507

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on June 13, 2012 by AJT Roberts Partners LLC, a Delaware limited liability company, Thomas J. Fanucchi and Kathleen O. Fanucchi (collectively, "Grantor"), to Brown & Associates, GP, a Tennessee general partnership ("Grantee").

Grantor, for valuable consideration, paid by Grantee to Grantor, the receipt of which is acknowledged, does grant and convey to Grantee and Grantee's assigns forever, the following described property situated in the State of Tennessee:

See attached Exhibit "A" Legal Description

Together with all the estate and rights of Grantor in the above-described premises as the fee owner thereof.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments..

This property is known as: 5701 Nolensville Pike, Nashville, TN 37211.

WITNESS the signatures of Grantor this 13th day of June, 2012.

AJT Roberts Partners, LLC

By: _____
James A. Roberts, Member

By: _____
Susan Roberts, Member

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Roberts and Susan Roberts with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all of the members of AJT Roberts Partners, LLC, a Delaware limited liability company and are authorized to execute this instrument on its behalf.

WITNESS my hand and official seal this _____ day of June, 2012.

_____
NOTARY PUBLIC

My Commission Expires:

See attached certificate

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Alameda

On June 13, 2012 (Date) before me, Kim Wodarczyk, Notary Public (Here Insert Name and Title of the Officer),

personally appeared James A. Roberts and Susan Roberts (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KIM WODARCZYK
Commission # 1942099
Notary Public - California
Alameda County
My Comm. Expires Jun 24, 2015

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: June 13, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Thomas J. Fanucchi

Kathleen O. Fanucchi

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Fanucchi and Kathleen O. Fanucchi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of June, 2012.

NOTARY PUBLIC

M. T. GUTIERREZ
COMM. # 1884432
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MARCH 28, 2014

My Commission Expires:
March 28th, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $585,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Hood
Affiant

Subscribed and sworn to before me this 15th day of June, 2012.

Notary Public

My Commission Expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Brown & Associates, GP	New Owner	16100015600
12168 Lebanon Rd.		
Mt. Juliet, TN 37122		

Exhibit "A"
Legal Description

Land in the First Civil District, formerly the Sixth Civil District, Nashville, Davidson County, Tennessee, and being Reserved Parcel 7, as shown on the Plan of the Fourth Revision of Hickory Plaza, of record in Plat Book 4860, page 55, Register's Office for Davidson County, Tennessee, and also on the Plan of Hickory Plaza, Section Two, of record in Plat Book 5200, page 68, Register's Office for Davidson County, Tennessee, and being more particularly described according to an ALTA/ACSM Land Title Survey for Mrs. Winners Unit 409, dated March 30, 2006, prepared by Rodney

S. Barrett, RLS of MKAssociates, Inc., a National Land Services Group, Project No. B050277, as follows:

Being further described as land in the City of Nashville, Davidson County, State of Tennessee, containing 0.698 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #409", dated December 7, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit: Beginning at an iron pin found 5/8" rebar (Labeled as P.O. B), thence running with the right-of-way of Nolensville Pike with a curve to the right, having a radius of 6499.22 feet, an arc length of 159.93 feet and a chord bearing and distance of S 06deg. 02' 54" E 159.93 feet to an iron pin found 5/8" rebar at the common corner of N/F Sally M. Sorenson TRS, et al (DB 200406300077658), thence running along the common property line of N/F Sally M. Sorenson TRS, et al S 84deg. 37' 37" W 157.98 feet to an iron pin found 1/2" rebar, thence N 05deg. 01' 00" W 209.51 feet to an iron pin found 1/2" rebar on the southern right-of-way line of Hickoryview Drive, thence running along the right-of-way line of Hickoryview Drive S 84deg. 32' 32" E 136.90 feet to an iron pin found 5/8" rebar, thence with a curve to the right having a radius of 25.00 feet, an arc distance of 33.88 feet and a chord bearing and distance of S 45deg. 47' 50" E 31.34 feet to the point of beginning.

Being the same property conveyed to Thomas J. Fanucchi and Kathleen O. Fanucchi, husband and wife, as community property with right of survivorship as to an undivided one-third interest and James A. Roberts and Susan L. Roberts, husband and wife, as community property with right of survivorship as to an undivided two thirds interest by Deed from Paladins Nolensville LLC, a Delaware limited liability company, dated 10/03/2006 and filed for record on 10/18/2006 in Instrument 200610180129292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Fanucchi and wife, Kathleen O. Fanucchi as to an undivided 33.33% interest and James A. Roberts and wife, Susan L. Roberts, as to an undivided 66.67% interest by Deed from Paladins Nolensville LLC, a Delaware limited liability company, dated 10/04/2006 and filed for record on 10/18/2006 in Instrument 200610180129293, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AJT Roberts Partners LLC, a Delaware limited liability company by Deed from James A. Roberts and Susan L. Roberts, husband and wife, as to an undivided two thirds interest, dated 09/21/2011 and filed for record on 12/22/2011 in Instrument 201112220099917, Register's Office for Davidson County, Tennessee.

Map & Parcel: 16100015600