Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
S.A. Ventures, LLC 1000 Gale Lane Nashville, TN 37204	NEW OWNER	091-10-0-202.00

BILL GARRETT, Davidson County
Trans:T20120049633 DEEDWARRSP
Recvd: 07/05/12 14:53 2 pgs
Fees:13.00 Taxes:168.35
20120705-0059203

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 **$45,500.00**

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 25th day of June, 2012.

Notary Public

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

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, **Premier Realty Trust, LLC, a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **S.A. Ventures, 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 59, SECTION 1, URBANDALE, as shown on plat of record in Plat Book 1835, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Premier Realty Trust, LLC, a Tennessee limited liability company, by Deed from Tony E. Moran, Executor of the Estate of Doris Louise Eanes, dated June 25, 2012, of record in Instrument No. 20120705-0059203, recorded in the Register of Deed's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5512 Urbandale Avenue, Nashville, TN 37209**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **June, 2012.**

Premier Realty Trust, LLC

By: **Christopher Koch**
It's: **Member**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Christopher Koch** 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 **Member** of **Premier Realty Trust, LLC**, the within named bargainor, a Tennessee limited liability company, and that such **Christopher Koch**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Member.**

Witness my hand and Seal at office on the **25th** day of **June, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY