This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
A & C Investments, LLC
1010 Glessner Drive
Spring Hill, TN 37174

SEND TAX BILL:
A & C Investments, LLC
1010 Glessner Drive
Spring Hill, TN 37174

BILL GARRETT, Davidson County
Trans:T20120072323 DEEDWARRSP
Recvd: 09/25/12 15:19 3 pgs
Fees:18.00 Taxes:192.40
20120925-0087258

MAP AND PARCEL:
08313012100

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,000.00.

Stuart B. Auld, SM
AFFIANT

Subscribed and sworn to before me this 17 day of September, 2012.

C. Loy Carney
NOTARY PUBLIC

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator for the Estate of Levonia Scruggs,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-954, has this day bargained and sold, and do hereby transfer and convey unto **A & C Investments, LLC**, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 1205 Lillian Street, Nashville, TN 37206.

And now **Peggy D. Mathes, Administrator for the Estate of Levonia Scruggs,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **A & C Investments, LLC**, a Tennessee limited liability company, its successors and assigns,, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of September, 2012.

Estate of Levonia Scruggs

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Levonia Scruggs,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-954. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of September, 2012.

Megan Paulus
NOTARY PUBLIC

My Commission Expires: 10/5/15

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 101 on the Map of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said part of Lot No. 101 fronts 50 feet on the North side of Lillian Street and runs back between parallel lines 111 feet to the South margin of the remaining part of Lot 101 owned by Sophie Mae Watson.

Being the same property conveyed to Levonia Scruggs by Installment Deed from J. R. Patterson and wife, Juanita Patterson, recorded on the 26th day of October, 1982 in Deed Book 5954, Page 679, in the Register's Office of Davidson County, Tennessee. The said Levonia Scruggs having since died, Davidson County Probate Docket No. 12P954.

This conveyance is subject to any and all existing easements and restrictions as shown of record.