RETURN TO:
Sharon K. Anderson, Attorney
46 Timber Creek Drive
Cordova, TN 38018-4233

BILL GARRETT, Davidson County
Trans:T20120080975 DEEDWARRSP
Recvd: 10/25/12 08:20 6 pgs
Fees:33.00 Taxes:707.11
20121025-0097709

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
SOUTHWEST PROPERTY PARTNERS LLC	**SOUTHWEST PROPERTY PARTNERS LLC**	083 09 0 363.00
5294 Cottonwood, Ste 2	5294 Cottonwood, Ste 2	
Memphis, TN 38118	Memphis, TN 38118	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Homesales, Inc.**, ("Grantor"), in favor of **SOUTHWEST PROPERTY PARTNERS LLC**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety One Thousand One Hundred and Twelve ($191,112.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise..

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Being the same property conveyed to Homesales, Inc., by deed of record in Instrument 20120312-0021159 at the Register's Office for Davidson County, Tennessee.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 18th day of September, 2012.

GRANTOR:
Homesales, Inc.

By: Marilyn J. Reese
Name: Marilyn J. Reese
Its: Vice President

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

_____
Notary Public
My Commission
Expires: _____

See Attached
Notary Acknowledgement

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 18, 2012, by Marilyn J. Reese, the Vice President of Homesales, Inc., a Delaware corporation, on behalf of the corporation. He/she is personally known to me.



X Shannon Flanigan
Notary Public

(seal)

Printed Name: Shannon Flanigan

Southwest Property

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $191,112.00.

Affiant

Subscribed and sworn to before me this 9-21-12.

Notary Public

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

My Commission Expires: 6/13/16

SPECIAL WARRANTY DEED

EXHIBIT "A"

Being Lot No. 55 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract, of record in Plat Book 57, Page 66, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

1501 Forest Avenue
Nashville, TN 37206

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.