THIS INSTRUMENT PREPARED BY:

James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932
AFTER RECORDING RETURN TO:

BILL GARRETT, Davidson County
Trans:T20120092315 DEEDWARRSP
Recvd: 12/04/12 09:32 4 pgs
Fees:23.00 Taxes:1208.34
20121204-0111210

Address New Owner(s)
Alice Lindahl

Send Tax Bills To:
Alice Lindahl
1007 Hunters Lane
Ashland City, TN 37015

Map & Parcel No: 081030A00100CO, 081030A00200CO, 081030A00300CO, 081030A00400CO, 081030A00500CO, 081030A00600CO, 081030A00700CO, 081030A00800CO, 081030A00900CO
Common Area: 081-03-OA-900.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 29th **day of** November, **20**12, by and between, **ATLAS TRI-STATE SPE, LLC,** a limited liability company organized and existing under and by virtue of the laws of the State of North Carolina, by **S. Gordon Dabney, Jr.,** its **Vice President,** party of the first part, and **ALICE LINDAHL,** party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED AND SEVENTY EIGHT AND 00/100 DOLLARS ($326,578.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) Nos. 16 and 17, as shown on the map entitled H. N. Myers Plan, of record in Plat Book 21, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALPHA STREET REAL ESTATE DEVELOPMENT AND INVESTMENTS, LLC, by deed of record as Instrument No. 20090112-0002785, dated December 5,

2008, Register's Office.

BEING a part of the same property conveyed to ATLAS TRI-STATE SPE, LLC, by Successor Trustee's Deed dated July 12, 2012, of record at Instrument Number 20120713-0061640, in the Register's Office for Davidson County, Tennessee.

INCLUDED WITHIN THE ABOVE DESCRIBED LEGAL DESCRIPTION AND IS THAT PROPERTY COMPRISING UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND COMMON AREAS, AS DESCRIBED WITHIN MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF CECILIA STREET TOWNHOMES, OF RECORD IN INSTRUMENT NUMBER 20081216-0120409, FURTHER RECORDED AFFIDAVIT OF SCRIVENER'S ERROR OF RECORD AT 20090520-00456429, OF THE DAVIDSON COUNTY TENNESSEE REGISTER'S OFFICE, AND TO WHICH SAID DECLARATION IS MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

AND the party of the first part covenants with the party of the second part, that the party of the first part has done nothing to impair such title as the party of the first part received, and the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except for the exceptions hereinafter stated.

Title to the property hereinabove described is specifically conveyed subject to the following exceptions: (a) the lien of ad valorem real property taxes and assessments for the current year and for subsequent years; (b) all easements, covenants, conditions, restrictions, and other agreements of record encumbering the property hereby conveyed and any created or conveyed by the party of the first part; (c) all matters which would be disclosed by a current, accurate on the ground survey, of the property hereby conveyed; and (d) zoning, land use and building laws, regulations and ordinances affecting the property hereby conveyed.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and the party of the first part has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any other matter with respect to the property except as to warranties of title as set forth herein.

The party of the second part hereby accepts the condition of the property hereinabove described AS IS, WHERE IS, with all faults.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATLAS TRI-STATE SPE, LLC, a North Carolina limited liability company

By: **S. GORDON DABNEY, JR.**

Title: **VICE PRESIDENT**

State of Kentucky
County of Jefferson

Before me, a Notary Public in and for said State and County aforesaid, personally appeared S. GORDON DABNEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VICE PRESIDENT of ATLAS TRI-STATE SPE, LLC, the within named bargainor, a North Carolina limited liability company, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company by himself as such Vice President.

WITNESS my hand and Official Seal at office this 29th day of November, 2012

Notary Public

My commission expires: 5/4/2016

NOTARY PUBLIC STATE AT LARGE KY.

STATE OF Tenn
COUNTY OF Williamson

I, or we, 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 **$326,578.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires: 7/6/15

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

Property address:

1500CECILIA AVE
NASHVILLE, TN