THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20120093120 DEEDWARRSP
Recvd: 12/05/12 16:03 3 pgs
Fees:18.00 Taxes:3330.00
20121205-0112183

SPECIAL WARRANTY DEED

FROM: R & L FAMILY LIMITED PARTNERSHIP,

GRANTOR

TO: EDWARD SMITH AND WIFE, KAREN D. SMITH

GRANTEES

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $900,000.00.

Affiant

Subscribed and sworn to before me this 4th day of December, 2012.

Notary Public

8-17-15
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
EDWARD AND KAREN D. SMITH 1183 WEST MAIN STREET HENDERSONVILLE, TN 37075	**SAME**	MAP 093-06-3 PARCEL 079.00

FOR AND IN CONSIDERATION OF the sum of Nine Hundred Thousand and N0/100 Dollars ($900,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, R & L FAMILY LIMITED PARTNERSHIP, a Tennessee Limited Partnership, hereinafter called ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto EDWARD SMITH AND WIFE, KAREN D. SMITH, hereinafter called ("GRANTEES"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and all matters shown on the unrecorded ALTA/ACSM Land Title Survey dated November 28, 2012, prepared by Tony Reasons, a licensed Tennessee surveyor, License No. 1665 on behalf of The Reasons Company.

This is improved property known as 410 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to said GRANTEES, their successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized General Partner on the 4th day of December, 2012.

R & L FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP

By: Rodney M. Rosenblum
Rodney M. Rosenblum
Its: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RODNEY M. ROSENBLUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be GENERAL PARTNER of R & L FAMILY LIMITED PARTNERSHIP, the within named bargainor, a Tennessee Limited Partnership, and that as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Partnership as its General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of December, 2012.

My Commission Expires: 1-7-2013

NOTARY PUBLIC

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Exhibit "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 69 on the Original Plan of the Town of Nashville, not of record, and more particularly described according to the unrecorded ALTA/ACSM Land Title Survey prepared by Tony Reasons, a Licensed Tennessee Surveyor, License No. 1665 on behalf of The Reasons Company dated November 28, 2012, as follows:

Beginning at a point in the north r.o.w of Broadway which is located 114.79 west of the intersection of the r.o.w.'s of 4th and Broadway; thence continuing with the r.o.w. of Broadway South 62 degrees 17 minutes 13 seconds West 20.33 feet to a point; thence leaving said r.o.w. and with Bingham North 27 degrees 40 minutes 06 seconds West 130.24 feet to a point in the south r.o.w. of a 20' public alley; thence with said r.o.w. North 61 degrees 58 minutes 20 seconds East 20.33 feet to a point; thence leaving said alley and with Deville Corporation South 27 degrees 40 minutes 06 seconds East 130.35 feet to the point of beginning.

Being the same property conveyed to the R&L Family Limited Partnership by Quitclaim Deeds of record in Book 10164, Page 470, Instrument No. 20121205011218 1 and Instrument No. 20121205011218 2, Register's Office for Davidson County, Tennessee, the latter two Quitclaim Deeds being contemporaneously herewith.