(1)

BOX 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20120095899 DEEDWARRSP
Recvd: 12/14/12 14:23 4 pgs
Fees:23.00 Taxes:7400.00
20121214-0115487

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2012.

Notary Public

My commission expires:

Name and Address of New Owner:

2203 Bandywood Partners
421 East Iris Drive, Suite 300
Nashville, TN 37204

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

2203 Bandywood Drive
Nashville, TN 37215

Map and Parcel:

117-14-132

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANDREWS, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTOR,**" has

25778 SP

bargained and sold, and by these presents does transfer and convey unto **2203 BANDYWOOD PARTNERS,** a Tennessee general partnership, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1 on the Plat of Resubdivision of portions of Lots 32 and 33 of the George Waters Subdivision, Part 2, of record in Book 4595, page 103, in the Register's Office for Davidson County, Tennessee, more particularly described according to survey of R.L. Montoya - Land Surveying, Inc., Job No. 98-03-24, dated August 3, 1998, as follows:

Beginning at an iron rod (old) in the southern margin of Bandywood Drive, this being the northeast corner of the herein described property, and continuing along a line between said parcel and the property conveyed to Helen Yates of record in Book 4252, page 879, in the Register's Office for Davidson County, Tennessee, thence South 2° 00' West, 294.90 feet to an iron rod (new); thence North 87° 30' West 45.00 feet to a p.k. nail; thence along a line between said parcel and the property conveyed to Daniel Burton of record in Book 4628, page 758, in said Register's Office; thence North 2° 00' East 294.51 feet to an iron rod (old); thence along said margin, South 88° 00'East, 45.00 feet to the point of beginning, containing 13,262 square feet or 0.30 acre, more or less, according to said survey.

TOGETHER WITH an appurtenant right in a joint alleyway created by a Partition Deed and Grant of Easement of record in Book 4648, page 28, in said Register's Office.

Being the same property conveyed to Andrews, LLC, a Tennessee limited liability company, by Quitclaim Deed from Roberta Neblett Andrews, William M. L. Andrews, unmarried, and Dan B. Andrews, Jr. and wife, Sherry B. Andrews, of record as Instrument No. 20000710-0068300 in the Register's Office for Davidson County, Tennessee.

NOTE: The above described property is known as Parcel 132 of Property Map 117-14 in the Tax Assessor's Office for Davidson County, Tennessee, notwithstanding the depiction of the same as Parcel 165 on the Plat of record in Book 4595, page 103, in the Register's Office for Davidson County, Tennessee, which is in error with respect to the parcel numbers.

This is improved property known as 2203 Bandywood Drive, Nashville, TN 37215.

The conveyance of the above described parcel of land is subject to the following:

1. 2012 Metropolitan Nashville/Davidson County real property taxes have been paid and prorated between the parties. Taxes and assessments for subsequent years are assumed by Grantee.

2. All matters shown on Plat of record in Book 4595, page 103, in the Register's Office for Davidson County, Tennessee.

3. Easement for joint alleyway set forth in Partition Deed and Grant of Easement of record in Book 4648, page 28, in said Register's Office.

4. Grant of Gas Service Line or Fuel Line Easement of record in Book 5723, page 349, in said Register's Office.

5. All matters shown on Plat of Resubdivision of Portions of Lots 32 and 33 of the George Waters Subdivision, Part Two, of record in Book 4595, page 103, in said Register's Office.

6. Terms and conditions of a Lease Agreement by and between Joseph B. Ledbetter and Candice W. Ledbetter, Lessors, and BIBA Incorporated, a Tennessee corporation, Lessee, which is unrecorded, as set forth by the Short Form Lease Agreement of record in Book 6729, page 456, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, 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.

WITNESS its hand this 13th day of December, 2012.

ANDREWS, LLC, a Tennessee limited liability company

BY: _____

Dan B. Andrews, Jr., Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Dan B. Andrews, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager of **ANDREWS, LLC,** a Tennessee limited liability company, and that he as Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Chief Manager.

Witness my hand and seal, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____

F:\DAB\2203 Bandywood Partners - Special Warranty Deed.doc