SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099387 DEEDWARRSP
Recvd: 12/28/12 09:47 2 pgs
Fees:13.00 Taxes:9620.00

20121228-0119895

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/10/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PSCD, LLC	NEW OWNER	09310043900
(NAME)	(NAME)	
6440 Edinburgh Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Everton Oglesby Properties, a general partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **PSCD, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being the easterly part of the northerly 24 feet of Lot No. 55 and the easterly part of Lots Nos. 56 and 57 on the Plan of College Campus, not of record, being all of said property not taken to widen Fourth Avenue South, described together as follows:

Beginning at the southeast corner of 4th Avenue South, as widened, and Franklin Street; thence with the easterly margin of said Avenue, as widened, southerly 80 feet; thence easterly, parallel with Franklin Street, 144 feet to the westerly margin of Hume or Almond Street; thence with the westerly margin of said street, northerly 80 feet to the southerly margin of Franklin Street; thence with the southerly margin of said street, westerly 144 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed from Everton Oglesby Askew Properties, of record as Instrument No. 20030113-004870, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Everton Oglesby Properties, a Tennessee general partnership ("EO") by Deed from Everton Oglesby Askew Properties, a Tennessee general partnership ("EOA"), dated 06/07/2004 and filed for record on 06/07/2004 in Instrument 200406070067265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all items shown on a survey prepared by Cherry Land Surveying, Inc., RLS1512, dated December 19, 2012.

2013 Property Taxes remain a lien not yet due and payable.

unimproved ☐

This is improved ☑ property, known as 400 4th Avenue S, Nashville, TN 37201-2212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 27th day of December, 2012.

EVERTON OGLESBY PROPERTIES, A GENERAL PARTNERSHIP

Gary L. Everton
Partner

Robert E. Oglesby
Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gary L. Everton and Robert E. Oglesby with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Partners of Everton Oglesby Properties, a general partnership and that they as such Partners executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Partners.

WITNESS my hand and seal this 27th day of December, 2012.

Notary Public

My Commission Expires: 11/10/13

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064