SPECIAL WARRANTY DEED

TO:	Apex Investments, LLC	This instrument was prepared by: Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37201
FROM:	Joe E. Maxwell and wife, Gloria C. Maxwell	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Apex Investments, LLC 47 Brookwood Terrace Nashville, TN 37205	Same	Map 103-14, Parcel 94.1

BILL GARRETT, Davidson County
Trans: T20130000252 DEEDWARRSP
Recvd: 01/02/13 11:50 5 pgs
Fees: 28.00 Taxes: 1424.50
20130102-0000321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $385,000.00

Affiant

Sworn to and subscribed before me, this 28th day of December, 2012.

My Commission Expires:

TRACI BRUCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe E. Maxwell and wife, Gloria C. Maxwell** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Apex Investments, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Sumner County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 43 Brookwood Terrace, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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, Seller has caused this Special Warranty Deed to be executed effective as of the 31st day of December, 2012.

SELLER:

Joe E. Maxwell

Joe E. Maxwell

Gloria C. Maxwell

Gloria C. Maxwell

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Debra Owens Moore, a Notary Public in and for the County and State aforesaid, personally appeared Joe E. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of December, 2012.

Debra Owens Moore
Notary Public

My Commission Expires: June 21st, 2016

DEBRA OWENS MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires June 21, 2016

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Debra Owens Moore, a Notary Public in and for the County and State aforesaid, personally appeared Gloria C. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of December, 2012.

Debra Owens Moore
Notary Public

My Commission Expires: June 21st, 2016

DEBRA OWENS MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires June 21, 2016

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 8th Civil District of Davidson County, Tennessee, being shown as part of a tract marked "Reserved for Commercial and/or Apartment Development" on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for said County, and being know as Lot D-102-A on an unrecorded resubdivision of said tract described according to a survey of Barge-Waggoner-Sumner, Inc, dated November 26, 1961, as follows:

Beginning in the easterly margin of Brookwood Terrace at the northwest corner of Lot known as D-103 conveyed to Richard H. Workman and S. Kenneth Rutherford by deed of record in Book 3161, Page 85, Said Register's Office; thence with said Terrace North 26 degrees, 42 minutes East 70 feet to an iron pin; thence leaving iron pin; thence South 26 degrees 42 minutes East 181.32 feet to an iron pin; thence North 63 degrees 18 minutes West 181.32 feet to the point of beginning.

Being the same property conveyed to Joe E. Maxwell and wife, Gloria C. Maxwell by deed of record in Book 8398, Page 377, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2013 and future years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 50, Register's Office for Davidson County, Tennessee.