BILL GARRETT, Davidson County
Trans:T20130005174 DEEDWARRSP
Recvd: 01/18/13 09:26 3 pgs
Fees:18.00 Taxes:1776.00
20130118-0006130

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Autumn Andrady
725 Benton Avenue
Nashville, TN 37204

Send Tax Bills To:

Autumn Andrady
725 Benton Avenue
Nashville, TN 37204

Tax Map & Parcel: 10408028300

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LAND DEVELOPMENT.COM, INC.**, a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto **AUTUMN ANDRADY and GERALD ANDRADY, wife and husband**, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

- Land in Davidson County, Tennessee, and being the Southerly 55 feet of the Easterly half of Lot No. 46 in O.B. Hayes plan of large lots called Rokeby, as of record in Book 21, Page 87, Register's Office for Davidson County, describes as follows:

  Beginning on the Westerly margin of 17th Avenue South, formerly Addison Street, on the line between Lots Nos. 46 and 55; thence northerly with the Westerly margin of said avenue 55 feet; thence at right angles Westerly 157 ¼ feet, more or less to the Easterly margin of said alley, 55 feet to the line between said Lots Nos. 46 and 55; thence Easterly with said line 157 ¼ feet more or less, to the beginning.

  Being the same property conveyed to Land Development.Com, Inc, by Deed of record in Instrument No. 20121226-0118717, in the Register's Office of Davidson County, Tennessee.

  This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

  THE PROPERTY CONVEYED HEREIN IS "AS-IS", "WHERE IS", WITH ALL FAULTS. Grantee acknowledges and agrees that no representations or warranties have been made by Grantor, or by any person, firm or agent acting or purporting to act on behalf of Grantor, as to (i) the presence or absence on or in the Property of any particular materials or substances (including, without limitation, underground tanks, asbestos, petroleum, hydrocarbons or hazardous or toxic substances), (ii) the

condition or repair of the Property or any portion thereof, (iii) the value, expense of operation or income potential of the Property, or (v) any other fact or condition which has or might affect the Property or the condition, repair, value, expense of operation or income potential thereof. The Grantee accepts the Property in its "AS IS" condition, with all faults, know or unknown, patent or latent. Grantor shall have no liability for the condition of the Property from and after the Closing. Grantee releases, discharges and covenants not to sue Grantor, including its officers, directors and employees, successors and assigns, from any and all suits, penalties, costs, damages, or any other losses, liabilities or claims arising out of or related to the environmental condition or the presence of underground tanks, hazardous materials or substances on, under or about the Property, including, but not limited to, claims, liability or loss arising from the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, other federal and state environmental laws, and common law. The release and covenant not to sue by Grantee extends also to any action or claim originally commenced against Grantee by any other party, including government entities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its heirs and assigns, forever.

The undersigned covenants and bind itself, its successors and representatives, to warrant and forever defend the title to said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under it, but not further or otherwise

Possession of said real estate is to be given by the grantor to the grantee upon deliver of this deed.

WITNESS OUR HANDS on this the 10th day of January, 2013.

LAND DEVELOPMENT.COM, INC

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ardavan Afrakhteh 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 President of Land Development.Com, Inc., and that he executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such President.

WITNESS MY HAND and official seal at my office on this the 10th day of January, 2013.

Danielle Marie Crane
Notary Public

My commission expires: 5/18/13

DANIELLE MARIE CRANE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

"GRANTEES"

Autumn Andrady

Gerald Andrady

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared before Autumn Andrady and Gerald Andrady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument (DEED) for the purposes therein contained

WITNESS MY HAND and official seal at my office on this 10 day of January, 2013.

Notary Public

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission Expires: 10.11.15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol A. Clawson
Affiant

Sworn to and subscribed before me,
this 10 day of January, 2013.

Notary Public

My commission expires: 10.11.15

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY