This instrument prepared by:
Foundation Title & Escrow
30 Burton Hills Blvd, Suite 400
Nashville, TN 37215

Davidson County DEEDWARRSP
Recvd: 03/18/13 15:26 3 pgs
Fees:18.00 Taxes:629.00
20130318-0026843

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
M & J General Partnership 1019 Millwood Lane Ashland City, TN 37015	same	081110B00100CO 081110B00200CO 081110B00300CO 081110B00400CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Capstar Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **M & J General Partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 7 on the Plan of George Shields Second addition to North Nashville of record in Plat Book 57, page 146, and which includes Units A, B, C and D on the Master Deed establishing a horizontal property regime of Buchanan Street Townhouses by instrument of record in Instrument No. 20081231-0124101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Also included with the above property is an easement for ingress and egress of record in Instrument No. 20090427-0037573, Register's Office for Davidson County, TN.

Being the same property conveyed to Capstar Bank by Successor Trustee's Deed from Ronald G. Steen, Jr., Successor Trustee, dated October 23, 2012, of record in Instrument No. 20121023-0097261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 2108 Buchanan, Units A, B, C, & D, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with 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, except as herein set out; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 15th day of March, 2013.

BRENDA H. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 20th, 2014.

Capstar Bank

BY: Kenneth E. Webb
Kenneth E. Webb

TITLE: Chief Development Officer

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kenneth E. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Development Officer of Capstar Bank, the within named bargainor, a corporation, and that (s)he as such Chief Development Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Chief Development Officer.

Witness my hand, at office in Nashville, Tennessee, thie the 15th day of March, 2013.

Brenda H. Harrison
NOTARY PUBLIC

My Commission Expires: May 20 2014

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$164,000.00~~ $170,000.00.

Michelle Locke
AFFIANT

Sworn to and subscribed before me this 15th day of March, 2013.

Kathy D. Barker
NOTARY PUBLIC

My commission expires: 12-18-2016

KATHY D. BARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

