SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130026555 DEEDWARRSP
Recvd: 04/02/13 12:42 2 pgs
Fees: 13.00 Taxes: 1657.60

20130402-0032373

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $448,000.00.

Subscribed and sworn to before me, this the 1st day of April, 2013.

Notary Public

My Commission Expires: 3-3-14

KIMBERLEY J RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
BIJC, LLC, a Tennessee limited liability company 110 31st Avenue North #207 Nashville, TN 37203-1500	104-04-0-072.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Capital Bank, N.A. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto BIJC, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of O.B. Hayes Plan of Small Lots, in the City of Nashville, of record in Plan Book No. 1, page 69, on the Chancery Court for Davidson County, Tennessee.

Said Lot No. 98 fronts 50 feet on the westerly side of 17th Avenue South, formerly Adison Street and runs back between parallel lines 147 ½ feet, more or less, to any alley.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument No. 20130219-0016211, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 61 Music Square West, Nashville, Davidson County, Tennessee, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 1st day of April, 2013.

GRANTOR:

CAPITAL BANK, N.A.

By:_____
Jim D. Evans, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim D. Evans, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Capital Bank, N.A., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 1st day of April, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 12/23/14

JENNIFER COLLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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