Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214
File No.: 20130645/MW

Davidson County DEEDWARRSP
Recvd: 07/03/13 13:48 4 pgs
Fees:23.00 Taxes:196.10
20130703-0069142

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$53,000.00**, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN before me this the 1st day of **July, 2013.**

Notary Public

My Commission Expires: 9-8-13

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.:
Green Hills Land Company, LLC 28 Highview Ave Old Greenwich, CT 06870-1704	**120 Neese Drive** **Nashville, TN 37211**	11915014200

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of **July, 2013,** by and between **Alliance Realty Capital, LLC, a Delaward Limited Liability Company**, party of the first part, hereinafter called Grantor and **Green Hills Land Company, LLC**, a Tennessee limited liability company, party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

See attached Exhibit "A" for legal description and derivation clause.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for:

☐ Deed Restrictions recorded at Book 1762, Page 577, in the said Register's Office.

☐ The lien of the following general and special taxes for the year or years specified and subsequent

years: 2013 Davidson County taxes, being liens not yet due and payable.

□ Subdivision Restrictions, Building Lines and Easements of record in Plat Book 1424, Page 114, in the Register's Office of Davidson County, Tennessee.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under Grantor, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 1ST day of **July, 2013**.

Alliance Realty Capital, LLC

By Gary L Chronister, Authorized Agent

STATE OF California

COUNTY OF San Diego

On this the June 31, 2013 day of ~~July~~, **2013** before me the undersigned Notary Public of the State and County aforesaid, personally appeared **Gary L Chronister**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be the **Authorized Agent** of **Alliance Realty Capital, LLC,** and that he as such **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as such **Authorized Agent**.

WITNESS my hand and official seal at office this 31ST day of ~~July~~ June, **2013.**

Notary Public

My Commission Expires: Dec 20, 2014

I. REYNOSO-ALBA
Commission # 1917909
Notary Public - California
San Diego County
My Comm. Expires Dec 20, 2014

EXHIBIT "A"

Legal Description

Being Lot No 21 on the Map of Neese Heights, as shown on plat of record in Plat Book 1424, Page 114, in the Register's Office of Davidson County, Tennessee, to which plate reference is hereby made for a more particular description.

Subject to easement for sanitary sewers and/or storm drainage of record in Book 4838, Page 991, in the Register's Office of Davidson County, Tennessee.

Derivation Clause

Being all or part of the same property conveyed to Alliance Realty Capital, LLC by Substitute Trustee's Deed recorded April 11, 2013 at Instrument No 20130411-0036181 in the Davidson County Register's Office, Tennessee.

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13