This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130057629 DEEDWARRSP
Recvd: 07/05/13 17:52 4 pgs
Fees:23.00 Taxes:1591.00
20130705-0070041

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
2022, LLC	Avenue Bank	
1013 Gallatin Avenue	111 10th Avenue South, Ste 200	08301037900 and 08301038000
Nashville, TN	Nashville, TN 37203	

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 all of which are hereby acknowledged, **Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust created under the Will of Evelyn S. Deal for the benefit of Judith Deal Bauman, as to a one-sixth undivided interest; Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust created under the Will of Evelyn S. Deal for the benefit of Donna Deal Ethridge, as to a one-sixth undivided interest; Sandra G. Cohron and Loren G. Kirkpatrick, the Heirs at Law of Leona Sanders Gower, deceased, as to a one-sixth undivided interest each; and Janelle Marie Holt, Kathy Holt Weedman and Jack Sanders Holt, Devisees under the Will of Nelle Sanders Holt, deceased, as to a one-ninth undivided interest each** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **2022, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 8 and 9 on the Plan of J. B. Hancock's East End Addition, of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to O. T. Sanders and wife, Fannie Meadows Sanders by Deed from David C. Lovelace and wife, Jimmie D. Lovelace and Edna H. Lovelace and wife, Helen C. Lovelace of record in Book 1194, page 563, Register's Office for Davidson County, Tennessee, dated November 30, 1943, and recorded on December 13, 1943. The said O. T. Sanders and Fannie Meadows Sanders both died with the said Fannie Meadows Sanders having predeceased the said O. T. Sanders. By the Last Will and Testament of O. T. Sanders, of record in Will Book 65, Page 179, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Frances Thompson Sanders, as to a life estate with the remainderment to Nelle Sanders Holt, as to a one-third (1/3) undivided interest, Evelyn Sanders Deal, as to a one-third (1/3) undivided interest and Leona Sanders Gower, as to a one-third (1/3) undivided interest. The said Frances Thompson Sanders died on December 1, 2003. The said Leona Sanders Gower died intestate on March 2, 2003, and a "Court Order of Small Estate Pursuant to T.C.A. 30-4-101 et. Seq." was entered in the matter of Leona Sanders Gower, Deceased, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 03P-1423, on or about September 4, 2003, and her interest in the above property vested in her children, Sandra G. Cohron and Loren G. Kirkpatrick, as her sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20130705-0070040, Register's Office for Davidson County, Tennessee. The said Evelyn Sanders Deal died testate on July 27, 2001, and by her Last Will and Testament filed in the Probate Court Clerk's Office for Wilson County, Tennessee, as Docket No. A-268, in Will Book A-21, page 362, devised her one-third (1/3) undivided interest in subject property to Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust. The said Alan B. Wright, as Executor of the Estate of Evelyn Sanders Deal, conveyed an undivided one-half (1/2) of said one-third (1/3) interest to Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust for the benefit of Judith Deal Bauman by Executors' Quitclaim Deeds of record in Instrument No. 20030702-0091953 and Instrument No. 20030702-0091954, Register's Office for Davidson County, Tennessee, and an undivided one-half (1/2) of said one-third (1/3) interest to Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust for the benefit of Donna Deal Ethridge by Executors' Quitclaim Deeds of record in Instrument No. 20030702-0091947 and Instrument No. 20030702-0091948, Register's Office for Davidson County, Tennessee. The said Leona Sanders Gower

died intestate on March 2, 2003, and her one-third (1/3) undivided interest vested in her children, Sandra G. Cohron and Loren G. Kirkpatrick, as her sole heirs at law. The said Nelle Sanders Holt died testate on February 24, 2012, and by her Last Will and Testament filed in the Probate Court Clerk's Office for Davidson County, Tennessee, as Docket No. 12P-379, and of record as Instrument No 20120423-0034560, in the Register's Office for Davidson County, Tennessee, devised her one-third (1/3) undivided interest in the subject property to her children, Janelle Marie Holt, Kathy Holt Weedman and Jack Sanders Holt. Kathy Holt Weedman and Jack Sanders Holt, were appointed Co-Executors of the Estate of Nelle Sanders Holt, and further conveyed her one-third (1/3) undivided interest in the subject property in equal shares to Janelle Marie Holt, Kathy Holt Weedman and Jack Sanders Holt by Executors' Quitclaim Deeds of record in Instrument No. 20130424-0040691, and Instrument No. 20130424-0040692, Register's Office for Davidson County, Tennessee.

This is ()UNIMPROVED

(X)IMPROVED property known as 1009 & 1013 Gallatin Avenue, Nashville, TN .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein and subject to all matters of record.

And Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of June, 2013.

Evelyn Sanders Deal Family Trust
created under the Will of Evelyn S. Deal
for the benefit of Judith Deal Bauman

By: _____, Trustee
Alan B. Wright, Trustee

Evelyn Sanders Deal Family Trust
created under the Will of Evelyn S. Deal
for the benefit of Donna Deal Ethridge

By: _____, Trustee
Alan B. Wright, Trustee

_____
Loren G. Kirkpatrick

_____
Janelle M. Holt

_____
Kathy H. Weedman

_____
Jack Sanders Holt

_____
Sandra G. Cohron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Alan B. Wright, as Trustee of the Evelyn Sanders Deal Family Trust created under the Will of Evelyn S. Deal for the benefit of Judith Deal Bauman**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this 24 day of June, 2013.

Notary Public

My Commission Expires: March 8, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Alan B. Wright, as Trustee of the Evelyn Sanders Deal Family Trust created under the Will of Evelyn S. Deal for the benefit of Donna Deal Ethridge**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this 24 day of June, 2013.

Notary Public

My Commission Expires: March 8, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Loren G. Kirkpatrick**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this 27 day of June, 2013.

Notary Public

My Commission Expires: March 8, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Janelle M. Holt**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this 27 day of June, 2013.

Notary Public

My Commission Expires: March 8, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Kathy H. Weedman**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this 27 day of June, 2013.

Notary Public

My Commission Expires: March 8, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jack Sanders Holt**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this _____ day of June, 2013.

Notary Public

My Commission Expires: March 5, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Sandra G. Cohron**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this 27 day of June, 2013.

Notary Public

My Commission Expires: March 5, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**430,000.00**.

Affiant

Subscribed and sworn to before me this 27 day of June, 2013.

Notary Public

My Commission Expires: March 5, 2016