BILL GARRETT, Davidson County
Trans:T20130061343 DEEDWARRSP
Recvd: 07/18/13 13:14 5 pgs
Fees:28.00 Taxes:2154.88
20130718-0074451

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Trevor Street Partners, LLC 1909 21st Avenue South Nashville, Tennessee 37212 Attn: Thomas Land Deleot	SAME	Map: 092-09-0 Parcels: 298.00, 299.00 & 300.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINDA McGILLEM, unmarried** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **TREVOR STREET PARTNERS, LLC, a Tennessee limited liability** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of any persons whomsoever claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 10th day of July, 2013.

LINDA McGILLEM

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, LINDA McGILLEM, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of July, 2013.

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3-3-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $582,400.00.

Affiant

Subscribed and sworn before me this 11th day of July, 2013.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

TRACT I:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being Lot No.118 on the plan of the Re-subdivision of the Wilcox property, as of record in Book 421, page 42, Register's Office for said County.

Said Lot No. 118 fronts 50 feet on the easterly side of 33rd Ave., North, formerly Murray Street and runs back between parallel lines 150 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No.119, on the plan of the Re-subdivision of the Wilcox Property, of record Book 421, page 42, Register's Office for said county. Said lot No. 119, fronts 50 feet on the easterly side of Murray Street, and runs back between parallel lines 150 feet to the alley.

Included but excluded, being a part of Lot No. 119 on the plan of Re-subdivision of the Wilcox property as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of an alley, said point being the common corner between lots 118 and 119 on the plan of the Re-subdivision of the Wilcox Property, as of record in 421, page 42, Register's Office for Davidson County, Tennessee, thence with the westerly margin of said alley and the easterly boundary of said Lot 119, S 14 deg 34' 08" E 50 feet to the common corner between Lots 119 and 120, S 74 deg 51' W 25 feet to a point; thence N 14 deg 34' 08" W parallel with the easterly boundary of said Lot 119, 50 feet to a point in the common line between said lots 118 and 119, N 74 deg 51' 53" E 25 feet to the point of beginning.

TRACT Ill:

Land in Davidson County, Tennessee, being Lot No. 120, as shown on the map entitled Map of the Re-subdivision of the Wilcox Property, of record Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 120 fronts 60 feet on the easterly side of 33rd Avenue North, formerly Murray Street, and runs back between lines 150 feet on the north line and 151.5 feet on the south line along the north margin of Trevor Street to an alley in the rear on which it measures 95 feet.

Included in the above property description but expressly excluded therefrom is that portion of said property taken by the State of Tennessee by Final Judgement in the Second Circuit Court, Davidson County, Tennessee, Docket No. A-3812 of record in Book 4239, page 63, said Register's Office.

Being the same property conveyed to R. P. MANAGEMENT, LLC, by deed from TURNER NASHE, JR., of record in Instrument No. 20100630-0051165, dated June 25, 2010, said Register's Office. Being further conveyed to LINDA MCGILLEM, by Quitclaim Deed from R. P. MANAGEMENT, LLC, of record in Instrument No. 20110721-0055976, dated July 21, 2011, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20120404-0028375, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4371, page 179, Book 4371, page 182 and Book 4371, page 185, said Register's Office.