Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,550.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan W. Hoffman	Bank of Tennessee	
1245 4th Ave. North	301 E. Center Street	082090Q02300 CO
Nashville, TN 37208	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHTEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN W. HOFFMAN, UNMARRIED** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 1245 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410 and in Instrument No. 20130411-0035975 in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "E" to said Master Deed , together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being a portion of the same property conveyed to Nashten, LLC, a Tennessee limited liability company by Special Warranty Deed from Cadence Bank, N.A of record in Instrument No. 20101228-0102594, Register's Office for Davidson County, Tennessee, dated 12/23/2010 and recorded on 12/28/2010 and by Quitclaim Deed in Instrument No. 20101228-0102595, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1245 4th Ave. North, Nashville, TN 37208.

BILL GARRETT, Davidson County
Trans:T20130067475 DEEDWARRSP
Recvd: 08/06/13 14:21 2 pgs
Fees:13.00 Taxes:705.04
20130806-0082468

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2013.

NASHTEN, LLC

B. Most on behalf of Nashten, LLC

Bruce Most, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Nashten, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public