BILL GARRETT, Davidson County
Trans:T20130070183 DEEDWARRSP
Recvd: 08/14/13 15:57 5 pgs
Fees:28.00 Taxes:3330.00
20130814-0085605

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
Forte/MGC Property, LLC
1600 Division Street, Suite 580
Nashville, Tennessee 37203

SEND TAX BILL TO:
Same

MAP-PARCEL:
11714003400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHERRIE ANN FORTE FARNETTE, TRUSTEE OF THE HENRY S. FORTE FAMILY TRUST dated May 10, 2006** (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **FORTE/MGC PROPERTY, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 3835 Cleghorn Avenue located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2013.

Cherrie Ann Forte Farnette

Cherrie Ann Forte Farnette, Trustee of the Henry S. Forte Family Trust dated May 10, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cherrie Ann Forte Farnette, Trustee of the Henry S. Forte Family Trust dated May 10, 2006, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of August, 2013.

Patti Rocha

Notary Public

My Commission Expires: 9/8/13

PATTI ROCHA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
09/08/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Cherrie Ann Forte Farnette
Affiant

Subscribed and sworn to before me this 12th day of August, 2013.

Notary Public

My Commission Expires: 9/8/13

PATTI ROCHA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
09/08/2013

EXHIBIT A

Land in Davidson County, Tennessee, being the north 50 feet of Lots Nos. 26 and 27 and the south 25 feet of Lot No. 28, Block "C" on the Map of Hillsboro Views Development Company's Subdivision of record in Book 974, Page 64, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 75 feet on the westerly side of Cleghorn Avenue and run back between parallel lines 186 feet to a dead line.

Being the same property conveyed to CHERRIE ANN FORTE FARNETTE, TRUSTEE OF THE HENRY S. FORTE FAMILY TRUST DATED MAY 10, 2006, by quitclaim deed from FORTE INVESTMENTS, LLC, a Tennessee limited liability company of record in Instrument No. 20110105-0001485, dated December 28, 2010, said Register's Office.

EXHIBIT B

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 974, Page 64, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5125, Page 958, said Register's Office.