BILL GARRETT, Davidson County
Trans:T20130075399 DEEDWARRSP
Recvd: 08/30/13 13:10 4 pgs
Fees:23.00 Taxes:3422.50
20130830-0091897

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
Germantown Commons of Tennessee LLC 256 Seaboard Lane G-102 Franklin, TN 37067	New Owners	Map 82-9- Parcel 72 Map 82-9- Parcel 73 Map 82-9- Parcel 74 Map 82-9- Parcel 75

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Germantown Partners, LLC, a Tennessee limited liability company** (GRANTORS), have this day bargained and sold and hereby transfers and conveys to **Germantown Commons of Tennessee LLC, a Tennessee limited liability company** (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Davidson County, Tennessee, also being Lots 8,9,10 and 11 on the plan of The Homestead Addition Estate of D.T. McGavock, as of record in Plat Book 57, Page 9, at the Register's Office for Davidson County, Tennessee and being more particularly described by Cherry Land Surveying, Inc., R. Scot Cherry R.L.S., TN#1512, Job No. 12096, dated August 28, 2012 as follows:

Beginning at an existing pk nail at the intersection of the southerly right-of-way line of Taylor Street and the westerly right-of-way line of 5th Avenue North;

Thence leaving the southerly right-of-way line of Taylor Street with the westerly right-of-way line of 5th Avenue North, South 27 deg 01 min 54 sec East, 237.33 feet to an existing pk nail at a corner common with Germantown Partners, LLC., as of record in Deed Instrument No. 200411230140518, at said Register's Office;

Thence leaving the westerly right-of-way line of 5th Avenue North with the northerly property line of Germantown Partners, LLC, South 61 deg 59 min 42 sec West, 166.25 feet to an existing iron rod on the easterly right-of-way line of Alley No. 207;

Thence with the easterly right-of-way line of Alley No 207, North 27 deg 01 min 54 sec West, 237.33 feet to an existing pk nail at the intersection of the easterly right-of-way line of Alley No. 207 and the southerly right-of-way line of Taylor Street;

Thence leaving the easterly right-of-way line of Alley No. 207 with the southerly right-of-way line of Taylor Street, North 61 deg 59 min 42 sec East, 166.25 feet to the point of beginning, containing 39,450 square feet (0.906 acres more or less).

Being the same property conveyed to Germantown Partners, LLC by Warranty Deed from

Richard Manson and Sadie G. Johnson and Ruth E. Johnson, Trustee, dated 11/23/2004, recorded 11/23/2004, of record in Instrument No. 20041123-0140519, Register's Office for Davidson County, Tennessee.

This is unimproved property known as **1321, 1323, 1325, 1327 5th Ave. N, Nashville, TN 37208.**

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this Deed, Grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantors do covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit A attached hereto; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 29th day of August, 2013.

Germantown Partners, LLC, a Tennessee limited liability company

By: _____

Andrée LeQuire, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Andrée LeQuire**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Chief Manager of Germantown Partners, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Andrée LeQuire** as Chief Manager.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th day of August, 2013.

Dolores Huff Roe

Notary Public
My Commission Expires:_____

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires NOV. 17, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $925,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2013.

Dolores Huff Roe

Notary Public
My commission expires:_____

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires NOV. 17, 2014

Exhibit A
Permitted Exceptions

1. Matters shown on the plan of record of in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130412-0036630, Register's Office for Davidson County, Tennessee.

Tract I (lot 8)

3. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map 82-9- Parcel 72.

Tract II (lot 9)

4. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map 82-9- Parcel 73.

Tract III (lot 10)

5. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map 82-9- Parcel 74.

Tract IV (lot 11)

6. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map 82-9- Parcel 75.