(1)

BOX 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

File 26875SP

BILL GARRETT, Davidson County
Trans:T20130083657 DEEDWARRSP
Recvd: 09/27/13 09:56 4 pgs
Fees:23.00 Taxes:1272.74
20130927-0101639

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $343,984.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OFSEPTEMBER, 2013.

Notary Public

My commission expires

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

Name and Address of New Owner:

Park at Melrose Heights LLC
421 East Iris Drive, Suite 300
Nashville, TN 37204-3140

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

410 Rosedale Avenue
Nashville, Tennessee 37211

Map and Parcel:

P/O 105-16-A-002 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **440 BUSINESS CENTER PARTNERS,** a Tennessee general partnership, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **PARK AT MELROSE HEIGHTS, LLC,** a Tennessee limited liability company,

hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit B as specified on the Plat shown in the Declaration, on the Plan of 440 Business Center Land Condominium a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for 440 Business Center Land Condominium, of record as Instrument No. 20111209-0096389, as amended by a First Supplementary Declaration to Amend the Declaration Establishing 440 Business Center Land Condominium recorded as Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 440 Business Center Land Condominium, for placement of Units, as shown on Exhibit "D" to the Declaration of record under Instrument No. 20111209-0096389, as amended by a First Supplementary Declaration to Amend the Declaration Establishing 440 Business Center Land Condominium recorded as Instrument No. 20130904-0093227, all in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being part of the same property conveyed to 440 Business Center Partners, a Tennessee general partnership by Executor's Deeds from Carleen B. Waller and Dodson B. Waller, Co-Executors of the Estate of Raymond W. Waller, of record as Instrument Nos. 20080425-0042540 and 20080425-0042541, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to 440 Business Center Partners, a Tennessee general partnership, by Quitclaim Deed from Craighead Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20080425-0042542, said Register's Office.

This is unimproved property known as 410 Rosedale Avenue, Nashville, TN 37211.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville and Davidson County real property taxes for 2013 which will be paid by Grantor.

2. Matters shown on Plan of record in Book 332, page 90, in the Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, page 953, in said Register's Office.

4. Easements retained by Metro Government pursuant to an alley closure of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 east of Canady Avenue.

5. Application to Combine Parcels of record as Instrument No. 20080508-0047907 in said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20081103-0108990, in said Register's Office.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20081103-0108951, in said Register's Office.

8. All matters set forth in the Declaration Establishing 440 Business Center Land Condominium of record as Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars as if copied verbatim.

9. All matters shown on the plan of record as Exhibit "D" of the Declaration of record as Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, in said Register's Office.

10. Rights of others in and to the common areas/elements.

11. Subject to the lien for special assessments contained in Declaration Establishing 440 Business Center Land Condominium.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 all persons claiming by or through Grantor, but not further or otherwise. Wherever 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 its hand this 26th day of September, 2013.

440 BUSINESS CENTER PARTNERS, a Tennessee general partnership

BY: CRAIGHEAD DEVELOPMENT, LLC, its Managing Partner

By: _____
William R. Hostettler, Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared William R. Hostettler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be Chief Manager of Craighead Development, LLC, the Managing Partner of **440 Business Center Partners,** a Tennessee general partnership, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **440 Business Center Partners** as such Chief Manager.

WITNESS my hand and seal at office the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

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