This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20130085430 DEEDWARRSP
Recvd: 10/03/13 09:09 4 pgs
Fees:23.00 Taxes:1480.00
20131003-0103801

File #25354-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
3808 Park Avenue Partners, LLC 3615 Westbrook Avenue Nashville, TN 37205	Same	Map 92-13 Parcel 20

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 of which is hereby acknowledged, the undersigned, THE SALVATION ARMY, a Georgia Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 3808 PARK AVENUE PARTNERS, LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 3, 4, 5 and 6 of Block No. 9 of the Charlotte Park Subdivision, Second Addition to Nashville, as of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to The Salvation Army, a Georgia corporation, by Deeds from Mary Guy and Calvin C. Cupples and wife, Virginia C. Cupples of record in Book 4972, Page 521, dated November 14, 1975, and from T.C. Jones and Robert S. McAdams of record in Book 4544, Page 938, dated October 13, 1971, and from R.E. Hamilton and wife, Jonnie Nora Hamilton of record in Book 4544, Page 942, dated October 14, 1971, and from Robert E. Roland and Aileen A. Roland of record in Book 4544, Page 940, dated October 13, 1971, said Register's Office for Davidson County, Tennessee.

THIS is improved property known as 3808 Park Avenue, Nashville, Tennessee 37209.

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 Grantors 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 except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their successors

and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the ~~31st~~ 30th day of ~~July~~ September, 2013.

THE SALVATION ARMY,
A GEORGIA CORPORATION

BY: _____

ITS: SAM HENRY, TREASURER

STATE OF GEORGIA]
COUNTY OF FULTON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared SAM HENRY, TREASURER with whom I am personally acquainted, and who, upon oath, acknowledged him self to be the Treasurer of the Salvation Army, a Georgia corporation, the within named bargainor, and that he as such Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Treasurer.

WITNESS my hand, at office this 4th day of September, 2013.

CANDACE STATON NOTARY PUBLIC GEORGIA WALTON COUNTY EXPIRES APRIL 3, 2015

_____
Notary Public
My Commission Expires: 4/3/15

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF ~~FULTON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this
30th day of September, 2013.

Notary Public

My Commission Expires _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Taxes for the year 2013 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2013, and all subsequent years' real property taxes.

(b) Matters shown on the ALTA/ACSM Land Title Survey of Tax Map 92-13, Parcels 20, prepared by R. Scot Cherry, TN R.L.S. #1512, Cherry Land Surveying, Inc., dated September 6, 2013.