BILL GARRETT, Davidson County
Trans:T20130087140 DEEDWARRSP
Recvd: 10/08/13 15:03 2 pgs
Fees:13.00 Taxes:362.60
20131008-0105783

This Instrument prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street
Dickson, TN 37055
BT1689

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Strategic Options International, LLC	New Owners	MAP 082 03
936 East Swan Creek Road, Ste. 181		PARCEL 0073.00
Ft. Washington, MD 20744		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TriStar Bank**, a Tennessee banking corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Strategic Options International, LLC**, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE described as follows:

Land in Davidson County, Tennessee, and being Lot 32 in Sheild's, Davis, Sharpe and Horn's Addition to Nashville, as per plan of record in Book 57, Page 86, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to TriStar Bank, by Substitute Trustee's Deed from Kevin J. Jones, Substitute Trustee's Deed from Kevin J. Jones, Substitute Trustee, dated August 23, 2013, and of record in Instrument Number 20130823-0089332, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of North 2nd Street and an alley.

This property is subject to all matters shown on a plat of record in Book 57, Page 86, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 838 N. 2nd Street, Nashville, TN 37207.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 8th day of October, 2013.

TriStar Bank

By: _____
Melissa Street, Executive Vice-President

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Melissa Street with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she as the Executive Vice-President of **TriStar Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8 day of October, 2013.

_____
Notary Public

DONNA M. STALLINGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 3-25-15

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

_____
Affiant

Subscribed and sworn to before me this 8 day of October, 2013.

_____
Notary Public

DONNA M. STALLINGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 3-25-15