BILL GARRETT, Davidson County
Trans:T20130106330 DEEDWARRSP
Recvd: 12/23/13 09:16 3 pgs
Fees:18.00 Taxes:1572.50

20131223-0128991

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of December, 2013.

Notary Public

My Commission Expires

W. LEE CORBETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
4508 Charlotte Pike Partners Attn: George N. Spiva 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map: 091-16 Parcel: 9

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Five Thousand Dollars and no/100 Dollars ($425,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ghenwa Eltiti,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **4508 Charlotte Pike Partners, a Tennessee General Partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, 4 and 6, Block 45, on the Plan of West Nashville, No. 1, as shown on plat of record in Plat Book 57, page 74, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular legal description.

BEING the same property conveyed to Ghenwa Eltiti by Deed of record in Instrument No. 20091228-0117244, Register's Office for Davidson County, Tennessee.

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 the Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under 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.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2013, a lien due and payable but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants contained in Instrument No. 20091228-0117244, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the survey prepared by Blue Ridge Surveying, Inc., dated November 29, 2013.

This is improved property commonly known as 4500 Charlotte Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 20th day of December, 2013.

Ghenwa Eltiti

GHENWA ELTITI

By execution of this Deed Shadi Eltiti, husband of the Grantor, hereby waives, releases and quitclaims forever unto the Grantee any and all rights and interest in said real estate which Shadi Eltiti now has or may hereafter have or acquire arising or accruing to Shadi Eltiti by reason of his marital relationship to the Grantor.

Shadi Eltiti

SHADI ELTITI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, GHENWA ELTITI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18 day of December, 2013.

W. LEE CORBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 20, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, SHADI ELTITI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18 day of December, 2013.

W. LEE CORBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 20, 2014