BILL GARRETT, Davidson County
Trans:T20130107067 DEEDWARRSP
Recvd: 12/26/13 14:10 3 pgs
Fees:18.00 Taxes:4810.00
20131226-0129998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2013.

Notary Public

My commission expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

| **Address New Owner:** | **Send Tax Bills To:** | **Map/Parcel No.** |
|---|---|---|
| ESS 1921 Division, LLC<br>150 Fourth Avenue North<br>Suite 2150<br>Nashville, Tennessee 37219 | Same | Map 92-16/Parcel 250 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grove Partners, LLC ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto ESS 1921 Division, LLC ("GRANTEE"), its successors, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly below, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property"). The land is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 217 and 218, on the Plan of O.B. Hayes Second Plan of Small Lots, as shown on plat of record in Plat Book 1, page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Said land is further described pursuant to the survey dated December 16, 2013, prepared by Michael R. Williams, RLS TN No. 1906, HFR Design, 7101 Executive Center Drive, Suite 300, Brentwood, Tennessee 37024, Project No. 2013245-52, as follows:

A parcel of land in the 21st Councilmanic District of Davidson County, Tennessee lying south of Division Street, north of Alley no. 447, being Lots 217 and 218 of Plat of record: O.B. Hayes 1st Addition in Plat Book 1 page 81 at the Register's Office for Davidson County, Tennessee and being known as 1921 Division Street and being more particularly described as follows;

BEGINNING at an iron pin found at the southeastern most corner of the property surveyed and being the southwest corner of the property of June and Thomas Pearson and Linda Lee Crookes as Trustee's of record in Instrument No. 20070329-0037834 and running with Alley No.447 (right-of-way 15') S 55 degrees 56'19" W, 100.00' to an iron pin new;

Thence, leaving Alley No. 447 and running with the property owned by O.I.C. The Adelicia Condominium of record in Instrument No. 20071212-0143307, N 35 degrees 00'00" W, 150.00' to a pk nail old and being in the southerly right-of way of Division Street;

Thence, with the southerly right-of-way of Division Street N 55 degrees 56'19" E, 100.00' to an iron pin new, being the northwest corner of said Pearson property;

Thence, leaving the southerly right-of-way of Division Street S 35 degrees 00'00" E, 150.00' to the POINT OF BEGINNING, and containing 14,998 square feet or 0.344 acres, more or less.

Being the same property conveyed to GRANTOR by deeds of record in Book 10034, page 570, and Book 10034, page 573, Register's Office for Davidson County, Tennessee.

Property address: 1921 Division Street, Nashville, Tennessee 37203.

Notwithstanding anything to the contrary contained herein, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, and assigns, forever. GRANTOR covenants 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 further covenants and binds itself, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise.

WITNESS my hand this 23 day of December, 2013.

GROVE PARTNERS, LLC

By: _____

B. V. Corwin, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally B. V. Corwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to an Authorized Member of Grove Partners, LLC, the within-named bargainor, a limited liability company, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Member.

WITNESS my hand and seal in Nashville, Tennessee, this the 23rd day of December, 2013.

_____

Notary Public

My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017