Davidson County DEEDWARRSP
Recvd: 02/20/14 11:03 8 pgs
Fees:43.00 Taxes:7400.00
20140220-0014583

Return

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Ironwood Partners, Ltd. 153 Treeline Park, Suite 300 San Antonio, TX 78209	New Owner	026-066.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged ANDREW R. BARRETT and MARCELLA A. BARRETT, TRUSTEES of THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011, JENNIFER JEAN MARTIN also known as JENNIFER MC DANIEL, and HARRY P. DUNCAN (collectively "Grantors"), Grantors have this day bargained and sold and do hereby transfer and convey unto IRONWOOD PARTNERS, LTD., a Texas limited partnership ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 2404 Gallatin Pike, Nashville, Davidson County, Tennessee.

STATE OF TEXAS
COUNTY OF BEXAR

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.

AFFIANT

Subscribed and sworn to before me this 13 **day of** February, **2014.**

Notary Public

My Commission Expires: 6-20-2014

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2014

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of the Property in fee simple, have a

good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantors further covenant and bind Grantors and Grantors' heirs, successors in interest and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 18 day of February, 2014.

GRANTORS:

ANDREW R. BARRETT, TRUSTEE OF THE
BARRETT REVOCABLE LIVING
TRUST DATED JANUARY 13, 2011

BY: Andrew R. Barrett, Trustee
Andrew R. Barrett, Trustee

MARCELLA A. BARRETT, TRUSTEE, OF THE
BARRETT REVOCABLE LIVING
TRUST DATED JANUARY 13, 2011

BY: Marcella A. Barrett, Trustee
Marcella A. Barrett, Trustee

Jennifer Jean Martin
JENNIFER JEAN MARTIN also known as
JENNIFER MC DANIEL

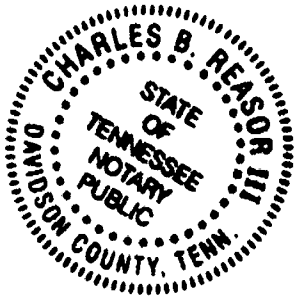
Harry P. Duncan
HARRY P. DUNCAN

[Acknowledgments on Following Page]

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reason III, a Notary Public in and for said State and County, the within named ANDREW R. BARRETT, TRUSTEE of THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 13th day of February, 2014.



Charles B Reason III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
09-09-2014

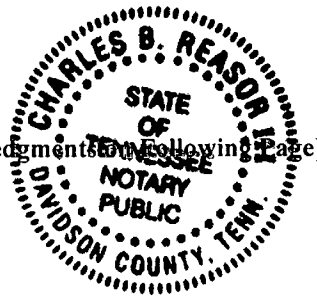
STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reason III, a Notary Public in and for said State and County, the within named MARCELLA A. BARRETT, TRUSTEE of THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 13th day of February, 2014.

Charles B Reason III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
09-09-2014



[Additional Acknowledgments on Following Page]

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reason III, a Notary Public in and for said State and County, the within named JENNIFER JEAN MARTIN also known as JENNIFER MC DANIEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 13th day of February, 2014.

Charles B Reason III
NOTARY PUBLIC

CHARLES B. REASOR III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
09-09-2014

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reason III, a Notary Public in and for said State and County, the within named HARRY P. DUNCAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 13th day of February, 2014.

Charles B Reason III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
09-09-2014

CHARLES B. REASOR III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CHARLES B. REASOR III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

Legal Description

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1 (2404 GALLATIN PIKE) :

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THREE TRACTS OF LAND COMBINED INTO ONE TRACT AND DESCRIBED TOGETHER ACCORDING TO A SURVEY DATED MARCH 13, 1972, MADE BY WAYNE S. COOPER, SR., SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF GALLATIN ROAD, SAME BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO JOE H. CORLEY BY DEED FROM BUFORD L. WRIGHT AND WIFE, OF RECORD IN BOOK 3987, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY; THENCE LEAVING SAID MARGIN WITH A FENCE, NORTH 14 DEGREES 12 MINUTES WEST 967.0 FEET TO AN IRON PIPE; THENCE NORTH 75 DEGREES 10 MINUTES EAST 938.4 FEET TO AN IRON PIPE IN THE WESTERLY MARGIN OF AN OLD FARM ROAD; THENCE WITH SAID MARGIN AS FOLLOWS: SOUTH 17 DEGREES 33 MINUTES EAST 78.6 FEET TO AN IRON PIN, SOUTH 1 DEGREE 01 MINUTE WEST 92.5 FEET AND SOUTH 24 DEGREES 49 MINUTES WEST 101.1 FEET TO AN IRON PIN; THENCE CROSSING SAID ROAD, SOUTH 17 DEGREES 00 MINUTES EAST 547.0 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 31 MINUTES WEST 100 FEET TO AN IRON PIN; THENCE SOUTH 6 DEGREES 29 MINUTES EAST 48 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 31 MINUTES WEST 300.0 FEET TO A POINT, SAME BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO JOE H. CORLEY BY DEED FROM ELSIE T. BING AND HUSBAND, OF RECORD IN BOOK 4196, PAGE 548, SAID REGISTER'S OFFICE; THENCE SOUTH 6 DEGREES 29 MINUTES EAST 252.0 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF SAID GALLATIN ROAD; THENCE WITH SAID MARGIN, SOUTH 83 DEGREES 31 MINUTES WEST 225 FEET AND SOUTH 82 DEGREES 27 MINUTES WEST 217.3 FEET TO THE BEGINNING, CONTAINING 18.3 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED IS A CERTAIN TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, CONVEYED TO EDDIE R. TOWNSEND BY DEED FROM MCMAHON CHEVROLET, INC. OF RECORD IN BOOK 5386, PAGE 394. SAID REGISTER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 1, OF THE SUBDIVISION OF BILL CROOK SUBDIVISION; OF RECORD IN PLAT BOOK 4715, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAME BEING A CORNER OF THE SAME PROPERTY CONVEYED TO MCMAHON CHEVROLET, CO. BY DEED FROM CORLEY, OF RECORD IN BOOK 5206, PAGE 467, SAID REGISTER'S OFFICE; THENCE WITH THE NORTH LINE OF BILL CROOK'S SUB. SOUTH 83 DEGREES 31 MINUTES WEST, 100 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SUBDIVISION NORTH 6 DEGREES 29 MINUTES WEST, 48 FEET TO A POINT; THENCE NORTH 83 DEGREES 31 MINUTES EAST, 100 FEET TO A POINT; THENCE SOUTH 6 DEGREES 29 MINUTES EAST, 48 FEET TO THE POINT OF BEGINNING, CONTAINING 4,800 SQUARE FEET.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED IS A 2.195 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 7523, PAGE 881, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH BOUNDARY OF EARL SCRUGGS. ET UX PROPERTY AND THE EAST BOUNDARY OF THE W. H. GREEN PROPERTY; THENCE WITH SAID SOUTH BOUNDARY NORTH 78 DEGREES 05 MINUTES 39 SECONDS EAST 907.78 FEET TO A POINT IN THE WEST BOUNDARY OF AN EXISTING 20 FOOT PERMANENT PERPETUAL EASEMENT; THENCE WITH SAID EASEMENT SOUTH 12 DEGREES 12 MINUTES 34 SECONDS EAST 81.96 FEET; THENCE SOUTH 05 DEGREES 59 MINUTES 17 SECONDS WEST 79.99 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 46 SECONDS WEST 30 FEET, MORE OR LESS TO A POINT IN THE PROPOSED SOUTH MARGIN OF STATE ROUTE 386; THENCE WITH SAID PROPOSED MARGIN AS FOLLOWS: NORTH 88 DEGREES 30 MINUTES 45 SECONDS WEST 77 FEET, MORE OR LESS; SOUTH 88 DEGREES 37 MINUTES 31 SECONDS WEST 485.49 FEET; SOUTH 86 DEGREES 51 MINUTES 01 SECONDS WEST 314.10 FEET TO A POINT IN SAID EAST BOUNDARY OF THE W. H. GREEN PROPERTY; THENCE WITH SAID EAST BOUNDARY NORTH 13 DEGREES 57 MINUTES 22 SECONDS WEST 35 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 2.195 ACRES AND BEING PART OF THE SAME PROPERTY CONVEYED TO ANDY R. BARRETT AND ANDREW R. BARRETT BY MCMAHON CHEVROLET, INC. AS OF RECORD IN BOOK 5460, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH (I) ALL RIGHTS, TITLES, POWERS, PRIVILEGES, EASEMENTS, LICENSES, PERMITS, APPROVALS, RESERVATIONS, RIGHTS-OF-WAY AND INTERESTS APPURTENANT TO THE REAL PROPERTY, (II) ALL RIGHTS, TITLES, POWERS, PRIVILEGES, EASEMENTS, LICENSES, PERMITS, APPROVALS, RESERVATIONS, RIGHTS-OF-WAY AND INTERESTS OF GRANTORS, EITHER AT LAW OR IN EQUITY, IN AND TO ANY REAL ESTATE LYING IN THE STREETS, HIGHWAYS, ROADS, ALLEYS, RIGHTS-OF-WAY OR SIDEWALKS, OPEN OR PROPOSED, IN FRONT OF, ABOVE, OVER, UNDER, THROUGH OR ADJOINING THE REAL PROPERTY, AND IN OR TO ANY STRIPS OR GORES OF REAL ESTATE ADJOINING THE REAL PROPERTY, (III) ALL MINERAL INTERESTS AND RIPARIAN RIGHTS, AND (IV) ALL RIGHTS, TITLES, POWERS, PRIVILEGES, EASEMENTS, LICENSES, PERMITS, APPROVALS, RESERVATIONS, RIGHTS-OF-WAY AND INTERESTS APPURTENANT OR INCIDENT TO ANY OF THE FOREGOING BELONGING OR ATTRIBUTABLE TO THE REAL PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDY R. BARRETT AND ANDREW R. BARRETT BY DEED OF RECORD IN BOOK 5460, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID ANDY R. BARRETT HAVING SINCE DIED INTESTATE, HIS INTEREST IN THE PROPERTY IS VESTED IN HIS HEIRS AT LAW, AS SET OUT IN THE DEED FROM THE ADMINISTRATOR OF HIS ESTATE, OF RECORD IN BOOK 9419, PAGE 817. SAID REGISTER'S OFFICE, AS FOLLOWS: 1/3 TO ANDREW R. BARRETT, 1/3 TO MARCIA E. BARRETT, 1/6 TO KATHERINE MCDANIEL AND 1/6 TO JENNIFER MCDANIEL. KATHERINE MCDANIEL HAVING CONVEYED HER INTEREST TO ANDREW R. BARRETT AND HARRY P. DUNCAN IN INSTRUMENT NO. 20041229-0154170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARCIA E. BARRETT HAVING DIED TESTATE, HER INTEREST IN THE PROPERTY WAS DEVISED TO ANDREW R. BARRETT BY WILL OF RECORD IN WILL BOOK 60, PAGE 223, CHANCERY PROBATE COURT CLERK'S OFFICE FOR SUMNER COUNTY, TENNESSEE, A CERTIFIED COPY OF WHICH IS OF RECORD IN INSTRUMENT NO. 20140114-0003546, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANDREW R. BARRETT HAVING CONVEYED HIS INTERESTS TO ANDREW R. BARRETT AND WIFE, MARCELLA BARRETT, TO CREATE A TENANCY BY THE ENTIRETY, BY DEED OF RECORD IN INSTRUMENT NO. 20051128-0142544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ANDREW R. BARRETT AND WIFE, MARCELLA BARRETT, HAVING CONVEYED THEIR INTEREST TO ANDREW R. BARRETT AND MARCELLA A. BARRETT, TRUSTEES OF THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011, BY DEED OF RECORD IN INSTRUMENT NO. 201103030016930, AS CORRECTED IN INSTRUMENT NO. 20140117-0004841, SAID REGISTER'S OFFICE. THE RESULTING OWNERSHIP INTERESTS ARE AS FOLLOWS: ANDREW R. BARRETT AND MARCELLA A. BARRETT, TRUSTEES OF THE BARRETT REVOCABLE LIVING TRUST DATED JANUARY 13, 2011 AS TO 21/24; JENNIFER MCDANIEL AS TO 2/24; AND HARRY P. DUNCAN AS TO 1/24.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. Agreements for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 11112, Page 849 and Book 11112, Page 869, Register's Office for Davidson County, Tennessee.

3. Renewal Lease, dated December 11, 2001, by and among Andrew R. Barrett, Katherine McDaniel and Jennifer Martin, as landlords, and The Lamar Companies, as tenant.

4. Renewal Lease, dated March 18, 2002, by and among Andrew R. Barrett, Katherine McDaniel and Jennifer Martin, as landlords, and The Lamar Companies, as tenant.

5. Oral lease with Car Cosmetics.

6. Oral lease for parking one (1) truck with James Craighead.

7. Lack of access to and from a controlled access highway (Vietnam Veterans Boulevard).

8. All facts, rights, interests or claims disclosed by a survey prepared by R. Scott Cherry, RLS No. 1512, Cherry Land Surveying, Inc., dated November 8, 2013, last revised November 13, 2013.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

