Davidson County DEEDWARRSP
Recvd: 04/10/14 14:50 6 pgs
Fees:33.00 Taxes:740.00
20140410-0030221

OWNER/RESPONSIBLE TAXPAYER:
Candace Avery
961 Caldwell Lane
Nashville, TN 37204

THIS INSTRUMENT PREPARED OUTSIDE THE STATE BY:
JL Tracy
221 pine Street 4th Floor
San Francisco CA 94104

AFTER RECORDING RETURN TO:
First American Title Insurance Company
911 Main Street, Suite 2500
Kansas City, MO 64105
Sheryl A. Snook
658714

(Parcel ID No.: 061 15 0 103.01)

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of April 2014, between FIRST STATES INVESTORS 3114, LLC, a Tennessee limited liability company ("Grantor"), and **CANDACE AVERY**, a single woman ("Grantee"):

W I T N E S S E T H :

THAT SAID GRANTOR, for and in consideration of the sum of ONE DOLLAR ($1.00), and for other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, in fee simple, the real property described as follows:

SEE PROPERTY DESCRIPTION ON **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to First States Investors 3114, LLC, a Tennessee limited liability company by deed from Wachovia Bank, National Association by deed of record in Instrument No. 200509290116950, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **3940 Gallatin Road, Nashville, Davidson County, Tennessee.**

With the hereditaments and appurtenances thereto, appertaining hereby releasing all claims to homestead and dower therein; TO HAVE AND TO HOLD the same, unto Grantee her heirs, successors and assigns forever.

AND Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, her heirs, successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except for those items set forth on **Exhibit "B"** attached hereto and made a part hereof, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

{THIS SECTION LEFT INTENTIONALLY BLANK – SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE}

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of April 10, 2014 under seal to become effective the day and year first above written.

FIRST STATES INVESTORS 3114, LLC, a Tennessee limited liability company

BY: Joshua Pack
ITS: Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On April 8, 2014 before me, Francesca Pascucci, Notary Public, personally appeared Joshua Pack, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FRANCESCA PASCUCCI
COMM. #1951169
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 5, 2015

Signature Francesca Pascucci
Francesca Pascucci
My Commission Expires: 9.5.2015

(Seal)

EXHIBIT "A"
Legal Description

Being Lot No. 4 and the northerly 23.8 feet to Lot No. 3 on the Re-Subdivision of Sunnymeade, Unit No.1, as of record in Book 974, page 56 and 57, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the northwesterly corner of Lot No. 4 on said plan at the intersection of Ardee Avenue and Gallatin Road; thence easterly margin of Gallatin Road southerly 76.2 feet to an iron pin; thence westwardly 30 feet to an iron pin; thence with margin of Gallatin Road 23.8 feet in a southerly direction to an iron pin; thence eastwardly 223.5 feet to an iron pin; thence northwardly 100 feet to an iron pin in the southerly margin of Ardee Avenue; thence westwardly with the southerly margin of Ardee Avenue, 193.5 feet to the point of beginning.

Property also described as:

Being Lot No. 4 on the northerly 23.8 feet of Lot No. 3 on the Re-Subdivision of Sunnymeade, Unit No. 1, as of record in Book 974, page 56 and 57, Register's Office for Davidson County, Tennessee, described as follows:

Begin at an iron pin at the northwesterly corner of Lot No. 4 on said plan at the intersection of Ardee Avenue and Gallatin Road, said point being the True point of Beginning; thence run South 20° 52' 31" West with east R.O.W. margin of Gallatin Road for a distance of 76.20 feet to an iron pin; thence run North 59° 00' 00" West for a distance of 30.00 feet to an iron pin; thence run South 20° 52' 31" West with margin of Gallatin Road for a distance of 23.80 feet to an iron pin; thence run South 59° 00' 00" East for a distance of 223.50 feet to an iron pin; thence run North 20° 52' 31" East for a distance of 100.00 feet to an iron pin in the south R.O.W. margin of Ardee Avenue; thence run North 59° 00' 00" West with the south margin of Ardee Avenue for a distance of 193.5 feet to the point and back to the True Point of Beginning.

Being the same property conveyed to First States Investors 3114, LLC, a Tennessee limited liability company by deed from Wachovia Bank, National Association by deed of record in Instrument No. 200509290116950, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2014, a lien, not yet due and payable, and taxes for prior years arising from re-assessments or digest disputes.

2. Taxes and special assessments not shown as liens by the public records.

3. All matters shown on the Plan of record in Plat Book 974, Page 56, Register's Office Davidson County, Tennessee.

4. Easement and parking privileges reserved in Deed of record in Book 3794, Page 482, aforesaid records.

5. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

6. Rights of tenants, as tenants only, under unrecorded leases.

CONSIDERATION MEMO

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $200,000.00.

FIRST STATES INVESTORS 3114, LLC, a Tennessee limited liability company

BY: Joshua Pack
ITS: Vice President

Subscribed and sworn to (or affirmed) before me on this 8 day of April 2014, by Joshua Pack, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Francesca Pascucci
Notary Signature

FRANCESCA PASCUCCI
COMM. #1951169
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 5, 2015

Notary: Francesca Pascucci
Commission No.: 1951169
Commission Expires: 9-5-2015

(seal)

True Copy Certification

I, Sheryl Snook, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Missouri

County of Jackson

Personally appeared before me, Karen Keehler, a notary public for this county and state, Sheryl Snook, 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: 9-07-2014
Notary' Seal (if on paper)

KAREN L. KEEHLER
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 9-7-2014
Commission #10926782