This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140025703 DEEDWARRSP
Recvd: 04/16/14 12:33 4 pgs
Fees:23.00 Taxes:3145.00
20140416-0031794

File #25723-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Titan Real Estate Group, LLC 1200 Division Street Nashville, Tennessee 37203	Same	Map 092-16-0 Parcel 402-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OVERTON DEVELOPMENT CORPORATION**, a Tennessee corporation, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TITAN REAL ESTATE GROUP, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

BEING the same property conveyed to Overton Development Corporation, a Tennessee corporation, by Deed from Charles W. Whittemore and wife, Jennie Lee Whittemore, of record in Book 4219, Page 605, 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 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 except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 15th day of April, 2014.

OVERTON DEVELOPMENT CORPORATION,
A Tennessee corporation

By: _____
Name: Charles W. Whittemore, Jr.
Its: President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **CHARLES W. WHITTEMORE, JR.**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **OVERTON DEVELOPMENT CORPORATION**, a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 15th day of April, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

_____
Affiant

Subscribed and sworn to before me this
15th day of April, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires 2/13/17

EXHIBIT A
LEGAL DESCRIPTION

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, as described according to a survey by Daniels & Associates, Inc., dated July 22, 2013, Project Number 13-039 (Gregory E. Daniels, TN R.L.S. #1489), and being more particularly described as follows:

BEGINNING at an existing iron pin on the easterly right-of-way of Music Square West (50' R/W) at the northwesterly corner of New Years Creek Properties, LLC, of record in Instrument No. 20030602-0079463, Register's Office for Davidson County, Tennessee, and the southwesterly corner of the herein described tract, said point also being North 08° 50' 25" East 50.00 feet from the northeasterly corner intersection of Music Square West and Roy Acuff Place, and proceeding,

With said easterly right-of-way of Music Square West North 08° 43' 12" East 100.13 feet to an iron pin set at the southwesterly corner of Tree Publishing Co., Inc., of record in Deed Book 9057, Page 817, Register's Office for Davidson County, Tennessee;

Thence, leaving said easterly right-of-way of Music Square West and with the southerly boundary of Tree Publishing Co., Inc., South 82° 29' 22" East 155.05 feet to an existing iron pin on the westerly right-of-way of Alley No. 440 (16' R/W) at the southeasterly corner of Tree Publishing Co., Inc.;

Thence, with said westerly right-of-way of Alley No. 440 South 09° 07' 38" West 100.02 feet to an existing iron pin at the northeasterly corner of New Years Creek Properties, LLC;

Thence, leaving said westerly right-of-way of Alley No. 440 and with the northerly boundary New Years Creek Properties, LLC, North 82° 32' 05" West 154.34 feet to the Point of Beginning.

Containing 15,476 square feet or 0.36 acres more or less.

The above description was prepared from an ALTA Survey prepared by Gregory E. Daniels, TN R.L.S. #1489, Daniels & Associates, Inc., revised April 14, 2014.

The above-described property is composed of Lot Nos. 58 and 59 on the map of O.B. Hayes Plan of Small Lots, of record in Plan Book 1, Page 69, Chancery Court at Nashville for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2014, and all subsequent years' real property taxes.

(b) Matters shown on the Plan of record in Plan Book 1, Page 69, Chancery Court at Nashville for Davidson County, Tennessee.

(c) Matters shown on the ALTA/ACSM Land Title Survey, Property Map 092-16, Parcel 402.00, prepared by Gregory E. Daniels, TN R.L.S. #1489, Daniels & Associates, Inc., dated July 22, 2013, revised April 14, 2014, Project No. 13-039.