ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
4200 Charlotte Partners 2002 Richard Jones Rd., St. 200C Nashville, Tennessee 37215	091-16-0-106.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (SKL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ASHRAF REZAEI**, a(n) unmarried individual ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **4200 CHARLOTTE PARTNERS,** a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 4200 Charlotte Avenue, Davidson County, Tennessee. Grantor hereby warrants that the Property has only been used for commercial purposes and is not the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 28 day of May, 2014.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9-9-2014

My Commission Expires SEPT 9, 2014

7/3415653.1
5/28/2014

BILL GARRETT, Davidson County
Trans:T20140037464 DEEDWARRSP
Recvd: 05/29/14 11:29 4 pgs
Fees:23.00 Taxes:814.00

20140529-0046175

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 28 day of May, 2014, to be effective May 28 2014.

ASHRAF REZAEI

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Sue Arnett, the undersigned, a Notary Public in and for said County and State, the within named Ashraf Rezaei, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of May, 2014.

Notary Public

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
9-9-2014

My Commission Expires SEPT 9, 2014

7/3415653.1
010098-012 5/28/2014

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 of Block 1 in Plan No. 1, West Nashville, as of record in Plat Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 26 feet on the Westerly side of 42nd Avenue North, formerly First Street, and extends back between parallel lines, with the northerly margin of Charlotte Avenue, 105.5 feet to an alley.

Being the same property conveyed to FARHAD SOHEILINIA AND ASHRAF REZAEI, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from ROBERT E. MARGO, of record as Instrument No. 2000628-0064449, dated June 27, 2000, said Register's Office. Then being further conveyed to ASHRAF REZAEI, UNMARRIED, by Quitclaim Deed from FARHAD SOHEILINIA, UNMARRIED, of record as Instrument No. 20090807-0074302, dated August 6, 2009, said Register's Office.

Exhibit B

Permitted Exceptions

1. Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

2. A plat of survey by Theodore Joseph Stevenson II, TN RLS No. 2136 with Ragan-Smith-Associates, Inc., dated May 12, 2014 and designated as Job No. 14-028, shows the following matters:
   a. Chimney encroachment into the north property line
   b. Building encroachment into 42nd Avenue North right of way
   c. Concrete sidewalk encroachment into Alley 1215

3. Taxes and assessments for 2014 and all subsequent years.