THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Oscar Tivis Nelson, Jr.
AFFIANT

Subscribed and sworn to before me, this 2nd day of June, 2014.

Notary Public

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140038782 DEEDWARRSP
Recvd: 06/03/14 12:39 3 pgs
Fees:18.00 Taxes:6660.00
20140603-0047876

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Numbers:**

Oscar Tivis Nelson, Jr. and Patricia Nelson SAME
c/o Watauga Title Co, Inc., QI
5110 Maryland Way, Ste. 120
Brentwood, TN 37027

Map: 91-14
Parcel 179

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Eight Hundred Thousand Dollars and no/100 Dollars ($1,800,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Spiva-Hill White Bridge Partners, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Oscar Tivis Nelson, Jr. and wife, Patricia Nelson,** hereinafter collectively called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument at the intersection of the westerly margin of Orlando Avenue and the northerly margin of Lenox Avenue, thence with the northerly margin of Lenox Avenue South 68 degrees 38° 19" West 119.17 feet to a concrete monument; thence leaving Lenox Avenue North 20 degrees 26' 55" West 158.43 feet to a point in the centerline of an alley closed by Metro Ordinance No. 84-264; thence South 68 degrees 35' 28" West 112.61 feet to an iron pin in the easterly margin of White Bridge Road; thence with the easterly margin of White Bridge Road with a curve to the left having an

angle of 0 degrees 12' 33" and a radius of 5775.58 feet a distance of 21.10 feet; thence continuing with the easterly margin of White Bridge Road North 5 degrees 01' 00" West 102.50 feet to an iron pin in the southerly margin of Alley No. 1524; thence with the southerly margin of Alley No. 1524 North 68 degrees 38' 59" East, 198.92 feet to an iron spike in the westerly margin of Orlando Avenue; thence with the westerly margin of Orlando Avenue South 20 degrees 26' 12" East 276.91 feet to the point of beginning.

BEING the same property conveyed to Spiva-Hill White Bridge Partners, a Tennessee general partnership, by deed of Record in Instrument No. 20041206-0144888, 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, their successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2014, a lien but not yet due and payable.

2. Easement(s) to the Metropolitan Government of Nashville and Davidson County, Tennessee for Sanitary Sewers and/or Storm Drainage, as set forth in instrument recorded in Book 4017, page 343, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.

4. Easement(s) to BellSouth Telecommunications, Inc. as set forth in instrument recorded in Instrument No. 200209180113898, Register's Office for Davidson County, Tennessee.

5. Easement(s) to BellSouth Telecommunications, Inc. as set forth in instrument recorded in Book 9911, page 772, Register's Office for Davidson County, Tennessee.

6. Terms and provisions of the Lease by and between Spiva-Hill White Bridge Partners, Lessor, and LaBatalla, Inc., Lessee, dated December 14, 2004, of record as Instrument No. 200503140027941, Register's Office for Davidson County, Tennessee.

7. Subject to any and all right of ways, easements, building lines, covenants, restrictions, reservations of record, encroachments, encumbrances, violations or

adverse circumstances that would be disclosed by an accurate and complete survey of the land.

This is improved property commonly known as 358 White Bridge Road, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 21 day of May, 2014.

SPIVA-HILL WHITE BRIDGE PARTNERS,
a Tennessee General Partnership

By: George N. Spiva
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the managing partner of SPIVA-HILL WHITE BRIDGE PARTNERS, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such managing partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as managing partner.

WITNESS MY HAND, at office, this 21 day of May, 2014.

ASHLEY FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp... March 6 2018

Notary Public

My Commission Expires: _____