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BILL GARRETT, Davidson County
Trans:T20140039491 DEEDWARRSP
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Fees:18.00 Taxes:1110.00
20140605-0048726

This Instrument Prepared By:
David M. Smythe
SMYTHE & HUFF
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Mehmet Alatas c/o Alatas Properties 3521 Country Way Road Antioch, Tennessee 37013	Same	Map No. 051-08-0 Parcel No. 129.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00.

Affiant

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public

My Commission Expires: 5/8/17

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LMIW II, LLC**, a Florida Limited Liability Corporation (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Mehmet Alatas**, (hereinafter "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot Nos. 7 and 8 on the Map of Due West Montague of Tract No. 1, of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 100 feet on the Northerly side of Belle Camp Highway and runs back between lines 214 feet on the Easterly line and

215 feet on the Westerly line, to a dead line in the rear, on which it measures 90 feet.
Said Lot No. 8 fronts 100 feet on the Northerly side of Belle Camp Highway and runs back between lines 215 feet on the Easterly sideline and 217 feet on the Westerly line to the South line of Lot 3, on which it measures 77 feet.

As of record in Plat Book 547, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LMIW II, LLC by Substitute Trustee's Deed of record in Instrument No. 20131118-0118818, said Register's Office and as corrected pursuant to a certain Corrected Substitute Trustee's Deed of record in Instrument No. 20140416-0031887, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to said Grantee, his successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 2014 taxes for the Property shall be pro-rated through the date of Deed;

2. All matters which would be disclosed by a survey of the property; and

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 29 day of May, 2014.

LMIW II, LLC

By: _____

Title: Vice President

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Before me, Helen M Hosmer, a Notary Public for the State of County aforesaid, personally appeared William D. Beaird with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of LMIW II, LLC, the within named bargainor, a Florida Limited Liability Corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as Vice President.

Witness my hand and official seal at office this 29 day of May, 2014.

Helen M Hosmer
Notary Public

My Commission Expires:

8-17-16

