BILL GARRETT, Davidson County
Trans:T20140051341 DEEDWARRSP
Recvd: 07/17/14 10:49 4 pgs
Fees:23.00 Taxes:11192.50
20140717-0063250

This Instrument Prepared By:

Talbott P. Ottinger
MCKENZIE LAIRD, PLLC
4015 Hillsboro Pike, Suite 222
Nashville, TN 37215

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
AAS, LLC 1915 Charlotte Ave. Nashville, TN 37203	Same
Map & Parcel No.: 09212004600	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **SHEATS FAMILY, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **AAS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land and improvements located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as **1915 Charlotte Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed to be effective as of July 16, 2014.

SHEATS FAMILY, LLC

By: _____
Jimmy B. Sheats
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Jimmy B. Sheats, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the Sheats Family, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at Nashville, Tennessee, this 15th day of July, 2014.

_____
Notary Public

My Commission Expires: Mar. 6, 2018

SHEILA L. WARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,025,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

Mar. 6, 2018

SHEILA L. WARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Resolution
(~~Special Warranty Deed~~ 2 docs)

Exhibit A

Legal Description

BEING located in Council District 21, Davidson County, Tennessee, being located southwesterly of the U.S. Highway 70 (State Route 24, Charlotte Avenue) and 19th Avenue intersection and being all of Lots 2, 3, 4 and 5 of P.A. Cartwright's Subdivision of Lot 269 Boyd's Home Tract as recorded as Plat Book 57, Page 128, in the Register's Office of Davidson County, Tennessee and being all of the Sheats Family, LLC Property as recorded in Instrument #20070402-0039395, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the southerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue), said monument also being a northwesterly corner common to the Ascend Federal Credit Union Property as recorded in Instrument #20121128-0109281, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and continuing along with the westerly line of the Ascend Federal Credit Union Property, S 30°31'03" E a distance of 108.55' to an existing masonry nail and metal washer, said monument being a northerly corner common to the Ascend Federal Credit Union Property as recorded in Instrument #20121212-0114678, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the Ascend Federal Credit Union Property the following three calls: S 59°23'46" W a distance of 39.23' to an existing masonry nail and metal washer; Thence N 30°37'21" W a distance of 4.78' to an existing masonry nail and metal washer; Thence S 59°22'10" W a distance of 152.62' to a new iron pin monument, said monument being a southeasterly corner common to the 1919 Investments, L.P. Property as recorded in Instrument #20060224-0021520, in the Register's Office of Davidson County, Tennessee; Thence leaving said Ascend Federal Credit Union Property and continuing along with the easterly line of the 1919 Investments, L.P. Property, N 30°31'03" W a distance of 158.96' to a new iron pin monument, said monument being the southerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue); Thence leaving said 1919 Investments, L.P. Property and continuing along with the southerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) N 75°25'54" E a distance of 199.54' to a new iron pin monument, which is the point of beginning, having an area of 25,390 square feet, 0.58 acres more or less.

Being the same property described as Tract 1 and conveyed by Special Warranty Deed by 1915 Charlotte Developers, a Tennessee general partnership, composed of John T. Rochford, III, Mark McDonald, Scott Moskovitz, and Ted Feldman to Sheats Family LLC, a Tennessee limited liability company as recorded on the 2nd day of April, 2007 in Instrument No. 20070402-0039394, in the Register's Office of Davidson County, Tennessee (it being noted that the legal description in said Warranty Deed was incorrect and included an incorrect depth of 132.33 instead of 147.38) and also including the property described as Tracts 2 and 3 being a portion of Alley No. 888 as closed by Ordinance No. 097-925, Metropolitan Council of Nashville and Davidson County, Tennessee, conveyed by Quitclaim Deed from 1915 Charlotte Developers, a Tennessee general partnership, composed of John T. Rochford, III, Mark McDonald, Scott Moskovitz, and Ted Feldman to Sheats Family LLC, a Tennessee limited liability company as recorded on the 2nd day of April, 2007 in Instrument No. 20070402-0039395, in the Register's Office of Davidson County, Tennessee

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated May 7, 2014.