BILL GARRETT, Davidson County
Trans: T20140058066 DEEDWARRSP
Recvd: 08/08/14 09:06 3 pgs
Fees: 18.00 Taxes: 629.00
20140808-0071427

Midtown, LLC
WHEN RECORDED RETURN TO:
~~TrueLand Title & Escrow, LLC~~
1720 West End Avenue, Suite 40
Nashville, Tennessee 3720
M141243

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1243

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Graciela P. Rojas 4844 Corning Drive Nashville, TN 37211	New Owner	133-15-83.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Camp K-9, LLC, a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Graciela P. Rojas, married, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land located in the Sixth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way of Paragon Mills Road, said iron pin being a southeasterly corner of A. L. Westbrook, II property of record in Book 9223, page 320, said Register's Office and being 293.5 feet northeasterly from the easterly right-of-way of Nolensville Road; thence with the easterly boundary of said Westbrook property N 41° 23' 25" W 180.62 feet to a concrete monument in the southerly boundary of Donald K. Holman et ux, property of record in Deed Book 4449, page 325, said Register's Office; thence with said boundary of Holman property N 49° 14' 33" E 160.64 feet to an iron pin in a westerly boundary of Paragon Hills Subdivision of record in Plat Book 3300, page 100, said Register's Office; thence with the westerly boundary of a 20 foot alley S 41° 10' 16" E 200.39 feet to a P.K. Spike in the northerly right-of-way of Paragon Mills Road; thence with said road right-of-way of Paragon Mills Road as follows: S 50° 57' 00" W 50.00 feet to an iron pin; N 41° 10' 16" West 15.01 feet to an iron pin; S 50° 57' 00" W 110.00 feet to the point of beginning, containing 0.691 acres, more or less.

Being the same property conveyed to Camp K-9, LLC by Warranty Deed from Regions Bank, dated November 19, 2009, recorded December 10, 2009, of record in Instrument No. 20091210-0113050, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **536 Paragon Mills Road, Nashville, TN 37211**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **August, 2014.**

Camp K-9, LLC

By: _____
Peter Connerth, Its Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Peter Connerth** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Member** of **Camp K-9, LLC,** the within named bargainor, a Tennessee limited liability company, and that such **Peter Connerth**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Member.**

Witness my hand and Seal at office on the **7th** day of **August, 2014.**

_____
Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3779, page 655 and in Book 3900, page 786, Register's Office for Davidson County, Tennessee

4. Deed for Sewer Line of record in Book 3767, page 5, Register's Office for Davidson County, Tennessee

5. Terms, provisions, easements and agreements as provided in deed to Metropolitan Government of Nashville and Davidson County, of record in Book 7350, page 377, Register's Office for Davidson County, Tennessee

6. Easement for the flow of water of any creeks, streams, or rivers across/through or forming the boundary of property described herein and the rights of public therein

7. Rights of upper and lower riparian owners to the flow of any creeks, streams, or rivers across/through or forming the boundary of property described herein free from diminution and pollution

8. Changes in the boundary of the property herein described resulting from erosion or accretion caused by the flow of any creeks, streams, or rivers across/through or forming the boundary of property described herein

9. The total area/square footage/acreage mentioned in the legal description is only for convenience in identifying the tract; no insurance is afforded exact amount of total area/square footage/ acreage herein described

10. Any and all easements, rights-of-way, encumbrances, conditions, and any statement of facts that an accurate survey or independent inspection would disclose