BILL GARRETT, Davidson County
Trans:T20140062519 DEEDWARRSP
Recvd: 08/22/14 15:17 2 pgs
Fees:13.00 Taxes:1766.75
20140822-0076950

This Instrument prepared by:
G. Miller Hogan, II, Esq.
Farris Bobango, PLC
618 Church Street, Suite 300
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer of property, whichever is greater is $477,500.00.

Affiant

Sworn to and subscribed before me this 21st day of August, 2014.

Notary Public
My Commission Expires:

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires AUG. 23, 2016

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Stafford Partners No. 1, L.P. **P.O. Box 1625** **Brentwood, TN 37024-1625**	**(Same)**	**133-04-0-009.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Polak Properties, LLC, a Tennessee limited liability company** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Stafford Partners No. 1, L.P., a Tennessee limited partnership** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being Lot No. 44 on the Resubdivision of Reserved Parcel 9, Section 10, Allied Industrial Park, of record in Book 4470, page 111, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to POLAK PROPERTIES, LLC, by deed of record as Instrument No. 20090820-0078268, said Register's Office.

This is improved property commonly known as: **443 McNally Drive, Nashville, Davidson County, Tennessee 37221**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 21 day of August, 2014.

Polak Properties, LLC, a Tennessee limited liability company

By: _____
Donald J. Polak
Its: Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donald J. Polak** 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 **Manager** of **Polak Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that as such **Manager**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its **Manager**.

Witness my hand and seal, at office in Nashville, Tennessee, this 21 day of August, 2014.

_____
Notary Public

My commission expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY