ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Heffington Properties, LLC Attn: Paul Heffington 415 Spence Lane Nashville, TN 37210	Heffington Properties, LLC Attn: Paul Heffington 415 Spence Lane Nashville, TN 37210	118-16-0-085.00 118-16-0-057.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HEFFINGTON PROPERTIES, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold and by these presents does hereby transfer, grant and convey to **GREGORY SCOTT GRAHAM**, an individual resident of Tennessee ("**Grantee**"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

This is improved property located at 2949 Armory Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging unto the Grantee, its heirs and assigns in fee simple forever.

BILL GARRETT, Davidson County
Trans:T20140069938 DEEDWARRSP
Recvd: 09/18/14 11:25 4 pgs
Fees:23.00 Taxes:5385.77
20140918-0085722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,455,613.54.

Affiant

Subscribed and sworn to before me this 11th day of September, 2014.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-2015

My Commission Expires NOV. 3, 2015

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it. Grantor further covenants that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds 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, but no further or otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 11th day of September, 2014.

HEFFINGTON PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Paul Heffington
Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theresa Hostetler, of the state and county aforesaid, personally appeared Paul Heffington 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 Sole Member of HEFFINGTON PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand and seal, this 11th day of September, 2014.

Theresa Hostetler
Notary Public

My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Tract No. I

Land in Davidson County, Tennessee being Lot 168 as shown on the map entitled Section 3, Sidco, of record as Instrument No. 20070103-0001073, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract No. II

Land in Davidson County, Tennessee being Lot 169 as shown on the map entitled Section 3, Sidco, of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said Tracts I and II being part of the same property conveyed to Heffington Properties, LLC from Jerry R. Cothran and wife Elsie I. Cothran by General Warranty Deed of record at Instrument Number 20121226-0118659, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes, stand-by fees, and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 11816005700.

2. Restrictive Covenants contained in instrument of record in Book 2708, page 87, amended in Book 2741, page 553, Book 3029, page 174, Book 3221, page 12 and Book 4233, page 714, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Instrument No. 20070103-0001073, Register's Office for Davidson County, Tennessee (as to Tract I).

4. Matters shown on the Plan of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee (as to Tract II).

5. Rights reserved in Quitclaim of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

6. Deed of Trust dated December 21, 2012, executed by Heffington Properties, LLC, in favor of John T. Cook, Trustee, for the benefit of Jerry R. Cothran and wife, Elise I. Cothran, of record as Instrument 20121226-0118660, Register's Office for Davidson County, Tennessee, securing a note in the original principal $520,398.00.