(1)

BILL GARRETT, Davidson County
Trans:T20140069954 DEEDWARRSP
Recvd: 09/18/14 12:18 5 pgs
Fees:28.00 Taxes:6119.06
20140918-0085741

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Richard F. Bryan 3825 Bedford Ave., #102 Nashville, TN 37215	Same	104-9-105.00

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, SAM OOLIE, an individual (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to RICHARD F. BRYAN, an individual, and his heirs, successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3800 West End Avenue, Nashville, TN.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 15th day of September, 2014.

By: _____
Name: Sam Oolie

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, SAM OOLIE, the within named bargainor, 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.

WITNESS my hand, at office, this 15 day of September, 2014.

_____
Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,653,800.00.

Richard J. Bryan

Sworn to and subscribed before me this 15 day of September, 2014.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

My Commission Expires:

EXHIBIT A

[Legal description]

Land in Davidson County, Tennessee, being Lot No. 15 of Block No. 9 on the Plan of Richland Realty Company's Property, Division "A". A plan dividing said property into blocks is of record in Book 161, Page 151, Register's Office for said County, but said plan does not subdivide the blocks into small lots. According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 15 fronts 100 feet on the Northerly side of West End Avenue and runs back between parallel lines, with the Westerly margin of Christopher Street, 200 feet to the Southerly line of Lot No. 16.

Being the same property conveyed to Sam Oolie by Warranty Deed from Margaret Roberts Witzmann, a widow, recorded on the 11th day of September, 1967 in Deed Book 4169, Page 625, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2014 and subsequent years, a lien, not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 161, page 151, Register's Office for Davidson County, TN.
3. Covenants, Conditions and Restrictions set forth in Restrictive Covenants recorded in Book 436, page 212, Register's Office for Davidson County, TN.
4. Easement for sewer set forth in Deed recorded in Book 4169, page 625, Register's Office for Davidson County, TN.
5. Rights of tenants, as tenants only, under unrecorded leases.

13482037.1