BILL GARRETT, Davidson County
Trans:T20140070030 DEEDWARRSP
Recvd: 09/18/14 14:22 5 pgs
Fees:28.00 Taxes:4908.16
20140918-0085853

This Instrument Prepared By:
Rebekah E. Fisher, Esq.
Fisher Matthews PLLC
5556 Franklin Road, Suite 202
Nashville, TN 37220

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Melrose Investors, LLC, a Tennessee limited liability company c/o Randy Chance 80 Cude Lane Madison, Tennessee 37115	Same
Map & Parcel No.: Map 118-06, Parcel 160	

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

See Exhibit A

This is improved property known as Lot #3 of the Melrose Shopping Center, Nashville, Tennessee.

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, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of September, 2014.

CHECK HOLDINGS, LLC,
a Tennessee limited liability company

By: Jason Keckley
Jason Keckley, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cynthia Medlin, a Notary Public in and for said County and State, Jason Keckley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of CHECK HOLDINGS, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

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

Cynthia Medlin
NOTARY PUBLIC

My Commission Expires:
March 6, 2018

CYNTHIA MEDLIN
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 $1,326,530.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

1-6-17

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being described as follows:

BEING Lot No. 3 on the Plan of Melrose Shopping Center as shown on the Plat recorded in Plat Book 7900, Page 657, in the Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING part of the same property conveyed to CHECK HOLDINGS, LLC by Special Warranty Deed dated November 5, 2007, and executed by LISA T. WHEELER, individually, LISA T. WHEELER, as Trustee of the Jesse L. Talley 2001 Trust; and LISA T. WHEELER as Executrix of the Estate of M. Carl Talley, also known as Melvin Carl Talley, deceased and recorded as Instrument No. 20071106-0131165, said Register's Office.

Exhibit B

Exceptions

1. Taxes for the year 2014 a lien, not yet due and payable. Map & Parcel No.: 118 060 150 000 02 and 117 960 0160 000 01.

2. Plan of record in Book 7900, Page 657, Register's Office of Davidson County, Tennessee.

3. Restrictions of record in Book 10184, Page 201; Book 10184, Page 857; and Instrument No. 20071106-0131165, said Register's Office.

4. Memorandum of Lease recorded in Book 8124, Page 361; Second Amendment to Ground Lease Agreement recorded in Book 9237, Page 372, said Register's Office.

5. Reciprocal Easement Agreement of record in Book 9237, Page 452; First Amendment to Reciprocal Easement Agreement recorded as Instrument No. 20000317-0027643, said Register's Office.

6. Drainage, Detention, Access Road and Sign Agreement recorded in Book 9237, Page 382, said Register's Office.

7. Site Development Agreement recorded in Book 9237, Page 425, said Register's Office.

8. Reserve Easement and Restrictions Agreement of record in Book 9237, Page 495, said Register's Office.

9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded as Instrument No. 20081126-0115843, said Register's Office.