Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
5651 Frist Boulevard Suite 400 Hermitage, TN 37076	09216033700	5651 Frist Boulevard Suite 400 Hermitage, TN 37076
This instrument prepared by: Law Offices of Woods and Woods P.O. Box 128498, Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION NINE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS ($1,950,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Woodstrust LLC (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Dube and Greenlee Properties LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is 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 the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Plan Book 1, Page 69, Chancery Court for Davidson County, Tennessee.

This is improved property, known as 705-707 18th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2014.

Notary Public

My Commission expires: 8-23-16

ALLEN WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140070717 DEEDWARRSP
Recvd: 09/22/14 11:21 2 pgs
Fees:13.00 Taxes:7215.00

20140922-0086677

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of September, 2014.

WOODSTRUST LLC

By: Larry Woods

Title: President

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Larry Woods, President of Woodstrust LLC, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me this 19th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

ALLEN WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a tract of land lying in the 26th Councilmanic District, Davidson County, Tennessee. Said tract being Lot No. 132 and the westerly part of Lot No. 133 on the Plan of O. B. Hayes' plan of small lots, as of record in Book 1, Page 69, Chancery Court at Nashville and more particularly described as follows:

Beginning at the south right of way of Division Street and the west right of way of 18th Avenue South as widened; thence, along said west right of way South 05° 25' 14" West 134.96 feet to an iron pin; thence, being the beginning point for this tract; thence, continuing along the west right of way of 18th Avenue South, South 05° 25' 14" West 89.81 feet to an iron point; thence leaving said west right of way along the south line of this described tract North 85° 05' 46" West 145.00 feet to an iron pin in the east margin of an alley; thence, along said margin North 05° 25' 14" East 75.76 feet to an iron pin in the south right of way of Division Street; the northwest corner of this tract; thence, along said south right of way North 49° 22' 47" East 60.38 feet to an iron pin; thence, leaving said south right of way along the north line of this described tract as follows: South 09° 13' 32" East 30.00 feet to an iron pin; thence, South 85° 09' 18" East 95.5 feet to the point of beginning.

Being the same property conveyed to WOODSTRUST, LLC by deed from MILES BELL AND ROBERT WILLIAMS of record in Instrument No. 20030716-0099507, dated July 10, 2003, said Register's Office.