This instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20140076076 DEEDWARRSP
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Fees:28.00 Taxes:2072.00
20141008-0093305

SPECIAL WARRANTY DEED

FROM: HEFFINGTON PROPERTIES, LLC, a Tennessee limited liability company, Grantor

TO: MILAM PROPERTIES, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Milam Properties, LLC 125 Clydelan Court Nashville, Tennessee 37205-4231	Same	119-09-0-109.001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is FIVE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($560,000.00).

James W. Milam
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of October, 2014.

MELINDA A. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: March 8, 2016

FOR AND IN CONSIDERATION OF the sum of is FIVE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($560,000.00), 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 transfer and convey unto MILAM PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its

successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 2802 Grandview Avenue, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 7th day of October, 2014.

GRANTOR:

HEFFINGTON PROPERTIES, LLC, a Tennessee limited liability company

By: _____
PAUL HEFFINGTON
Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, 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 (or other officer authorized to execute the instrument) of HEFFINGTON PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as the Sole Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of October, 2014.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

_____
Notary Public
My Commission Expires: March 8, 2016

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 14 in the McLean Subdivision, a plan of which is recorded in Plan Book 421, page 130, of the Register's Office for said County, beginning at the southeast corner of Caldwell Avenue and a 26 foot unnamed street, and running thence southeasterly along said Caldwell Avenue, 77 1/2 feet; thence easterly 150 feet to an alley; thence northwardly along said alley 35 1/2 feet; thence westwardly 155 1/2 feet to the beginning point.

Land in Davidson County, Tennessee, being Lot No. 15 in the McLean Subdivision, a plan of which is of record in Book 421, page 130 of the Register's Office for said County, said Lot No. 15 fronts 50 feet on the easterly side of Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Franklin Graham by deed from Deborah May Valentine Hutchins, of record in Book 9215, page 135, dated January 7, 1994, said Register's Office.

The said George Franklin Graham has since conveyed a 43% undivided interest to George Franklin Graham and a 42% undivided interest to Gregory S. Graham and a 15% undivided interest to David W. Deckard, in deed of record in Instrument No. 20000523-0051755, dated May 18, 2000, said Register's Office.

The said David W. Deckard conveyed his 15% undivided interest to Gregory S. Graham by deed of record in Instrument No. 20040618-0072701, dated June 16, 2004, said Register's Office.

Being the same property conveyed to HEFFINGTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GEORGE FRANKLIN GRAHAM, AS TO AN UNDIVIDED 43% INTEREST AND GREGORY S. GRAHAM, AS TO A 57% UNDIVIDED INTEREST, of record in Instrument No. 20140918-0085728, dated September 11, 2014, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2014, a lien now due and payable, but not yet delinquent until March 1, 2015.

2. Easement of record in Book 3926, page 60, said Register's Office.