BILL GARRETT, Davidson County
Trans:T20140077850 DEEDWARRSP
Recvd: 10/15/14 15:40 2 pgs
Fees:13.00 Taxes:2659.34
20141015-0095390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $718,740.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2014.

B. Kirkland Moser
NOTARY PUBLIC

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chickering Gulch LLC 4400 Harding Pike Nashville, TN 37205	Chickering Gulch LLC 4400 Harding Pike Nashville, TN 37205	093-14-0-006.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

HILL-BURTON-MORAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CHICKERING GULCH LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I

Being the northerly 117 feet of the westerly 50 feet of Lot No. 34 on the Map of John M. Bass' First Addition, as of record in Book 21, page 114, Register's Office for said County.

Said part of Lot No. 34 fronts 50 feet on the southerly side of Gleaves Street, and extends back between parallel lines with the easterly margin of Overton Street, 117 feet to a dead line.

TRACT II

Being the southerly 66 feet of the westerly 50 feet of Lot No. 34 on the Map of John M. Bass First Addition, as of record in Book 21, page 114, Register's Office for said County.

Said part of Lot No. 34 fronts 50 feet on the northerly side of an alley and extends back between parallel lines, with the easterly margin of Overton Street, 66 feet to a dead line.

Being the same property conveyed to HILL-BURTON-MORAN, LLC, by deed from CAROLYN T. BURTON, LOUIS N. HILL, HELEN W. HILL, ALBERT E. HILL, JR. AND JOHN L. MORAN, of record as Instrument No. 20050209-0015179, dated January 17, 2005, said Register's Office.

This improved property is known as 600 Overton Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of October, 2014.

Hill-Burton-Moran, LLC, a Tennessee limited liability company

By: Louis Hill, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Louis Hill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Hill-Burton-Moran, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as president (or other authorized officer).

Witness my hand, at office, this 14th day of October, 2014.

Notary Public

My commission expires: 7/6/2015

JONATHAN R. BURNS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015