BILL GARRETT, Davidson County
Trans:T20140082162 DEEDWARRSP
Recvd: 10/31/14 11:06 5 pgs
Fees:28.00 Taxes:3515.00
20141031-0100529

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GLOZ Woodland, L.P. 1175 Nashville Pike Gallatin, Tennessee 37066	Same	Map: 82-12 Parcels: 352, 353 and 354

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEAN BURTON HOLLAND ("Grantor") has bargained and sold, and by these presents transfers and conveys unto GLOZ WOODLAND, L.P. ("Grantee"), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto. Said property is conveyed subject to the matters listed on Exhibit B attached hereto.

This is improved property commonly referred to as 943, 945 and 947 Woodland Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor covenants and binds herself, her heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 29th day of October, 2014.

Jean Burton Holland

Jean Burton Holland

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jean Burton Holland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of October, 2014.

Brenda Reynolds

Notary Public

My Commission Expires: 5-5-15

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $950,000.00.

GLOZ WOODLAND, L.P.

By: _____
Its: PRESIDENT

Sworn to and subscribed before me this 28th day of October, 2014.

_____
Notary Public

My Commission Expires: 6-21-16

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

Tract 1:

A tract of land in Davidson County, Tennessee. Said tract being all of Lots 20 and 21 on the Plan of Mrs. Jane A. M. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville, and being parcels 353 and 354 on Tax Map 82-12, and being more particularly described as follows:

Beginning at an iron pin on the northerly margin of Woodland Street, being 430 feet, more or less, south of McFerrin Street, the Southwest corner of said Lot 21;

(1) Thence, leaving said margin of Woodland Street, North 18°21'38" West, 170.00 feet to a railroad spike in the southerly margin of an alley;

(2) Thence, along said margin of the alley, North 71°16'23" East, 100.00 feet to an iron pin;

(3) Thence, leaving said margin of the alley, South 18°21'38" East, 170.00 feet to an iron pin on said margin of Woodland Street;

(4) Thence, along said margin of Woodland Street, South 71°26'23" West, 100.00 feet to the point of beginning, containing 16,999.652 square feet or 0.390 acres.

Being the same property conveyed to Horace Joel Holland and Jean Burton Holland in Book 11048, Page 310, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Mrs. Jane A. M. Davis' Addition to Edgefield, now East Nashville, of record in Plan Book No. 1, page 41, Chancery Court at Nashville.

Said Lot No. 22 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Horace Joel Holland and wife, Jean Burton Holland in Book 11182, Page 808, Register's Office for Davidson County, Tennessee.

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* The said Horace Joel Holland has since died and upon his death, title in and to the subject property vested in Jean Burton Holland as the surviving tenant by the entirety.
** The sources for the foregoing descriptions are the prior deeds of record.

EXHIBIT B

Exceptions

1. Taxes for the year 2014 and all subsequent years, a lien, not yet due and payable.

2. Right of Holland Medical Equipment, Inc. in possession as tenant under unrecorded Commercial Lease Agreement dated May 15, 2012 between Horace Joel Holland and wife, Jean Burton Holland as landlord and Holland Medical Equipment, Inc., as tenant.

3. Party Wall Agreement between Castleman Construction Company and Leon N. Beard, and wife, Ruth Beard of record in Book 4445, Page 560, Register's Office for Davidson County, Tennessee.

4. Survey No. 14-104 dated 8-5-2014, last revised October 24, 2014, and prepared by John T. Darnell, TN RLS #1571 of Crawford & Cummings, P.C. indicates the following:
   (a) Chain Link fence over lot line by 0.3' in northwesterly corner.
   (b) Party Wall between Lot 20 and Lot 21.