BILL GARRETT, Davidson County
Trans:T20140083232 DEEDWARRSP
Recvd: 11/04/14 13:34 4 pgs
Fees:23.00 Taxes:6401.00
20141104-0101840

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
Dakota Avenue Partners, LLC	New Owners	117-09-0-136.00
306 42nd Avenue North		117-09-0-134.00
Nashville, TN 37209		117-09-0-135.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fleming W. Smith, Jr. and Gilbert N. Smith** (GRANTORS), have this day bargained and sold and hereby transfer and convey to **Dakota Avenue Partners, LLC, a Tennessee limited liability company** (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

Parcel 1:
Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Final Plat of Valley Brook Place, of record in Instrument No. 20071102-0129355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel 2:
Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Valley Brook Place, of record in Instrument No. 20071102-0129355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel 3:
Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat of Valley Brook Place, of record in Instrument No. 20071102-0129355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FLEMING W. SMITH, JR. and GILBERT N. SMITH, by deed from ADELE Y. SMITH, TRUSTEE, of record in Instrument No. 20040213-0017380, dated January 31, 2004, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

This is improved property known as 3505 Hilldale Drive, Nashville, TN 37215 and unimproved property known as 2800 & 2804 Valley Brook Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantors do covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit A attached hereto; and Grantors do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 30th day of October, 2014.

Fleming W. Smith, Jr.

Gilbert N. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Fleming W. Smith, Jr.**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2014.

Notary Public
My Commission Expires: 12-23-2014

JON KIEFFNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gilbert N. Smith**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2014.

Notary Public
My Commission Expires: 12-23-2014

JON KIEFFNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,730,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2014.

Notary Public
My commission expires: 12-23-2014

JON KIEFFNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Exhibit A
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 117-09-0-136.00, 117-09-0-134.00, 117-09-0-135.00.

2. Matters shown on the Plan of record in Instrument No. 20071102-0129355, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 547, page 116, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 5088, page 36, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, page 947, said Register's Office.