BILL GARRETT, Davidson County
Trans:T20140087993 DEEDWARRSP
Recvd: 11/21/14 15:50 5 pgs
Fees:28.00 Taxes:825.10
20141121-0107579

THIS INSTRUMENT PREPARED BY:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Five Points Land, LLC 421 Church Street Nashville, Tennessee 37219	Same	083090014000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **W.T. CLINARD and wife, JESSIE B. CLINARD** (collectively, hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **FIVE POINTS LAND, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property known as 1015 Clearview Avenue located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2014.

W.T. Clinard

W.T. CLINARD

Jessie B. Clinard

JESSIE B. CLINARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.T. CLINARD, the bargainor, 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 and official seal at Nashville, Davidson County, Tennessee, this 15th day of November, 2014.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

Linda J. Boggess

Notary Public

My Commission Expires: 7-2-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSIE B. CLINARD, the 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 and official seal at Nashville, Davidson County, Tennessee, this 15th day of November, 2014.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

Linda J. Boggess

Notary Public

My Commission Expires: 7-2-2018

4838-8207-8752.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2014.

Notary Public

My Commission Expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10 of the Bransford-McWhirter Subdivision of part of the Allison Property fronting 50.7 feet on the north side of Woodland Street and extending back Northerly 124.9 feet on the Easterly line, and 117.6 feet on the Westerly line to an alley in the rear, upon which it measures 50 feet. See Plan of said subdivision in Book 161, Page 109, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W.T. CLINARD and wife, JESSIE B. CLINARD, by deed from LOUISE CHRISTIAN, UNMARRIED, of record in Book 10332, Page 765, dated January 23, 1997, said Register's Office. Further reference is made to the Quitclaim Deed of record in Book 10931, Page 630, said Register's Office.

EXHIBIT B

1. Davidson County taxes for 2015, Map-Par. 083090014000, for 2015 and subsequent years.