SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092574 DEEDWARRSP
Recvd: 12/11/14 08:25 2 pgs
Fees:13.00 Taxes:2016.50
20141211-0113294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 TH DAY OF December 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHELBY STREET PARTNERS, GP, a Tennessee General Partnership	SHELBY STREET PARTNERS, GP, a Tennessee General Partnership	117-04-0 106.00
(NAME)	(NAME)	
1103 Holly Street	1103 Holly Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, CYNTHIA D. FRASER 2008 IRREVOCABLE TRUST, by these presents does hereby sell and convey unto SHELBY STREET PARTNERS, GP, a Tennessee General Partnership, its heirs, successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the south of 60 feet of Lot No. 108 on the Map of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said county, save and except a small triangular part out of the southeast corner of said Lot No. 108, which is to be conveyed to the City of Nashville.

Said property is described as beginning at a point at the northeast intersection of the first alley south of Sweetbrier Avenue and Belmont Boulevard; thence with the margin of said Belmont Boulevard, northerly 60 feet to a point which is 240 feet south of the south margin of Sweetbrier Avenue; thence easterly, parallel to the south margin of Sweetwater Avenue 183 feet to the west margin of an alley; thence with the margin of the same southerly 42 feet to a point which is 18 feet north of the north margin of another alley, being a corner of the property to be conveyed to the City of Nashville; thence along said City's line southwesterly 35.52 feet to a point in the north margin of the first mentioned alley, which point is 30 feet west of the westerly margin of Alley No. 436; which is the last above mentioned alley; thence with the margin of said alley; westerly 153 to the point of beginning.

Being the same property conveyed to CYNTHIA D. FRASER TRUST, by deed from JAMES C. STINSON JOINED BY SPOUSE OF JAMES C. STINSON, DIANE STINSON, of record in Book 9222, page 492, dated December 17, 1993 and recorded January 18, 1994, said Register's Office. Cynthia D. Fraser Trust is one and the same as the Cynthia D. Fraser 2008 Irrevocable Trust.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Parties in possession under lease(s); and 8) All encroachments, driveway access disputes, boundary line disputes, and any matters which would be disclosed by an accurate survey or inspection of the property.

unimproved ☐
This is improved X property, known as 2614 BELMONT BOULEVARD, NASHVILLE, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, its heirs and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs, and its representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of persons claiming by, through or under said Grantor, but not otherwise. Excepted from Grantor's covenants and warranties are claims regarding access to the back of the property via the driveway or related to the alleyway/driveway on the property or on/between the property and the adjacent property known as 2616 Belmont Boulevard.

Witness our hands this 4th day of December, 2014

CYNTHIA D. FRASER 2008 IRROVACABLE TRUST

BY: THE TRUST COMPANY OF KNOXVILLE, INC., TRUSTEE

BY: Charles E. Purkey VP/TO

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, B. Jill Livingston, a Notary Public for the State and County aforesaid, Charles E. Purkey, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a representative of THE TRUST COMPANY OF KNOXVILLE, INC., TRUSTEE, and is authorized by said trust to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of December, 2014.

B. Jill Livingston
Notary Public

My Commission Expires: Nov 2, 2016

B. JILL LIVINGSTON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY