(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,702,138.74.

Affiant

Subscribed and sworn to before me this 10th day of December, 2014.

Notary Public
My Commission Expires:

LESLEY E MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20140093143 DEEDWARRSP
Recvd: 12/12/14 13:09 2 pgs
Fees:13.00 Taxes:6297.91
20141212-0113981

14-0466

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rutledge Place, LLC	New Owner	093-10
P.O. Box 120807		0437.00
Nashville, TN 37212-0897		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **John R. Albamont**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rutledge Place, LLC**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of College Campus Lots, not of record, described as follows:

Beginning at a point on the Easterly margin of Fourth Avenue South as widened, 156 feet south of the southeast intersection of said Avenue and Franklin Street; thence eastwardly, parallel with said Franklin Street; 144 feet more or less to the westerly margin of Almond, formerly Hume Street; thence with the same southwardly 25 feet; thence westwardly 144 feet more or less to the westerly margin of said Fourth Street South; thence with same, northwardly 25 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot Numbers 52 and 53 on the unrecorded Plan of Lots laid out by the University of Nashville, called "College Campus Lots", as described as follows:

Beginning on the easterly margin of Fourth Avenue South 106 feet southwardly from the southerly margin of Franklin Street; thence at right angles, eastwardly 162 feet more or less to the westerly margin of Hume Street; thence with said street, southwardly 50 feet to the corner of Lot Numbers 51 and 52; thence with the line between said two lots, westwardly 162 feet more or less to the easterly margin of Fourth Avenue; thence with the margin of the same, northwardly 50 feet to the beginning.

Being the same property conveyed to The Rutledge LMV, Inc., a Tennessee Corporation, by Warranty Deed, from James E.

Underwood, dated July 14, 2005, of record in Instrument No. 20050810-0094783, Register's Office for Davidson County, Tennessee. Said property was further conveyed to John R. Albamont, by Quitclaim Deed, from The Rutledge LMV, Inc., dated August 20, 2014, of record in Instrument No. 20140822-0076540, Register's Office for Davidson County, Tennessee.

The property herein conveyed has not been used by Grantor as a marital residence.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **410 4th Avenue, Nashville, TN 37201.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the GRANTORS. GRANTORS hereby covenant with GRANTEES that GRANTORS will forever defend GRANTEES against claims of all persons claiming by, through or under GRANTORS, but no further or otherwise.

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

Witness our hands this 10th day of December, 2014.

John R. Albamont

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John R. Albamont**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of December, 2014.

Notary Public

My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN