(2)

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 $597,861.26.

Affiant

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

Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140093143 DEEDWARRSP
Recvd: 12/12/14 13:10 2 pgs
Fees:13.00 Taxes:2212.09
20141212-0113982

LESLEY E MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2018

14-0466

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rutledge Place, LLC	New Owner	093-10
P.O. Box 120897		0438.00
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 **James E. Underwood and John Albamont, as tenants in common**, 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing bolt; in the easterly right-of-way line of Fourth Avenue South, 67.5 feet in width, at a corner common with the property of Everton Oglesby Properties, as of record in Instrument number: 20040607-0067265, at the Register's Office for Davidson County, Tennessee, said existing bolt being located at Northing: 664,663.00; Easting 1,739,916.95; on the State Plane Coordinate System NAD-83;

Thence leaving the easterly right-of-way line of Fourth Avenue South, with the southerly property line of Everton Oglesby Properties, North 62 degrees 22 minutes 41 seconds East, 144.00 feet to an existing iron rod in the westerly right-of-way line of Almond Street, 36 feet in width;

Thence with the westerly right-of-way line of Almond Street, South 27 degrees 30 minutes 24 seconds East, 26.55 feet to an iron rod set, at a corner common with the property of James E. Underwood, as of record in Instrument Number: 20050621-0072926, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Almond Street, with the northerly property line of James E. Underwood, South 62 degrees 32 minutes 28 seconds West, 144.00 feet to a point in the easterly right-of-way line of Fourth Avenue South;

Thence with the easterly right-of-way line of Fourth Avenue South, North 27 degrees 30 minutes 24 seconds West, 26.14 feet to the

point of beginning. Containing 3,794 square feet or 0.087 acres more or less.

Being the same property conveyed to James E. Underwood and John Albamont, as tenants in common, by Warranty Deed, from Thomas Shacklett and wife, Anne Bradford Shacklett, dated June 6, 2006, of record in Instrument No. 20060629-0078019, Register's Office for Davidson County, Tennessee.

This 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 **406 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 this10th day of December, 2014.

James E. Underwood

John Albamont

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 **James E. Underwood and John 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