BILL GARRETT, Davidson County
Trans:T20140094998 DEEDWARRSP
Recvd: 12/18/14 15:55 2 pgs
Fees:13.00 Taxes:1324.60
20141218-0116113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 358,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2014.

Notary Public
My commission expires:

JOE VAULX CROCKETT, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Dream Giver Investments, LLC 5527 Iron Gate Drive Franklin, TN 37069	Same	118-07-0-205.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RINGMASTER ENTERPRISES, a Tennessee general partnership, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto DREAM GIVER INVESTMENTS, L.L.C., a Louisiana limited liability company, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit "A" on the plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081, as amended at Instrument No. 20081230-0123702, in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "D" and together with a 17.89% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.

BEING the same property conveyed to Ringmaster Enterprises, a Tennessee general partnership, by deed recorded as Instrument No. 20070518-0059772, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth as follows: (a) all matters shown on that plat recorded in Book 1130, page 36 in the Register's Office for Davidson County, Tennessee; (b) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated Section 66-27-101, et seq., and as set forth in the Master Deed and Bylaws recorded as Instrument No. 20070409-0042081, and amended in Instrument No. 20081230-0123702, said Register's Office; (c) Charter of Iris Court Condominium Homeowner's Association of record in Instrument No. 20070409-0042088, said Register's Office, and (d) Joint Construction and Access Easement to Parcels 204 and 205 on Metro Tax Map 118-7, recorded as Instrument No. 20070511-0056545, said Register's Office.

This is improved property located at: 510-A East Iris Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successor and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise.

WITNESS its hand this 15th day of December, 2014.

RINGMASTER ENTERPRISES

By: _____

Name: David G McCollum

Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the said County and State, personally appeared David G. McCollum, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be General Partner of RINGMASTER ENTERPRISES, the within-named bargainor, a corporation, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as General Partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 15th day of December, 2014.

_____
Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017