BILL GARRETT, Davidson County
Trans:T20150007204 DEEDWARRSP
Recvd: 01/29/15 11:11 3 pgs
Fees:18.00 Taxes:2534.50
20150129-0008486

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Trinity Corner LLC 843 Beth Drive Nashville, TN 37206	New Owner	072-06-0-230.0 072-06-0-231.0

This Indenture, made on the 24th day of November, 2014, is by and between Tammie F. Reddy, an individual, hereinafter referred to as **GRANTOR**, and Trinity Corner LLC, a Tennessee limited liability company, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to **GRANTEE** the following described real estate, situated in the County of Davidson, State of Tennessee:

Parcel No. 1:
Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOTS 6, 7, AND 8 DR. E.T. BROWNS SUBDIVISION J.B. KING LAND, as shown on plat of record in Plat Book 7900, Page 892, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nookala V. Reddy and wife, Tammie F. Reddy by Warranty Deed from June A. Caudle, a single person, recorded on the 1st day of August, 1995 in Deed Book 9747, Page 593, in the Register's Office of Davidson County, Tennessee.

Parcel No. 2:
Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOTS 6, 7, AND 8, DR. E.T. BROWNS SUBDIVISION, J.B. KING LAND, as shown on plat of record in Plat Book 7900, Page 892, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from June A. Caudle, a single person to Nookala V. Reddy and wife, Tammie F. Reddy as recorded on the 11th day of April, 1995 in Deed Book 9642, Page 695, in the Register's Office of Davidson County, Tennessee.

The said Nookala V. Reddy is deceased, having died July 16, 1996.

This conveyance is being made subject to:

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the properties and not shown by the public records.
3. All matters of record in Plat Book 7900, Page(s) 892 and Plat Book 332, Page 69, Register's Office of Davidson County, Tennessee.
4. Conveyance to Metro recorded in Book 6025, Page 628, Register's Office for Davidson County, Tennessee.
5. Any claim pursuant to that certain Exclusive Buyer Representation Agreement by and between Keller Williams-Nashville-Spring Hill and RV Partners, LLC or assigns, dated July 11, 2014, or any related agreement.
6. Existing leases with the following tenants: (A) Logue's Black Raven Emporium (Robert and Cemile Logue) (B) Brandon and Nicole Hannah (C) Carlos Palmer (D) Eliot Kilbrew (E) Joe Knott (F) Charles Singleton.

TO HAVE AND TO HOLD said properties, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to **GRANTEE**.

These are improved properties known as 1082 East Trinity Lane, Nashville, TN, 37216 and 2911 Gallatin Pike, Nashville, TN, 37216.

GRANTOR covenants and binds itself and its successors to warrant specially and defend to **GRANTEE** the title to said property against the lawful claims of all persons claiming through or under **GRANTOR** (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 24th day of November, 2014.

Tammie F. Reddy

Tammie F. Reddy

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $685,000.00

Affiant

Sworn to and subscribed before me this 24th day of November, 2014.

Notary Public

My Commission Expires: 6/19/18

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, Valene M Webb notary public for the State of Tennessee, Tammie F. Reddy, 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, at office, this 24 day of November, 2014.

Notary Public

My Commission Expires: 6/19/18

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY