This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014120006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $420,000.00

Sworn to and subscribed before me this 9th day of February, 2015.

BILL GARRETT, Davidson County
Trans:T20150010340 DEEDWARRSP
Recvd: 02/10/15 11:21 2 pgs
Fees:13.00 Taxes:1554.00
20150210-0012253

B Mackey
Affiant

Notary Public

R MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

Address of New Owner:
American Constructors, Inc.
2900 Vanderbilt Place
Nashville, TN 37212

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
105-040-259.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brody Luke Trainer,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **American Constructors, Inc., a Tennessee corporation** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 & 20 on the Plan of Old Fairgrounds Property of record in Plat Book 21, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property;

and being more particularly described a being a parcel of land in the 17th Council District of Nashville, Davidson County, Tennessee bounded on the North by the southerly margin of Trimble Street, bounded on the South by the northerly margin of North Hill Street (unimproved), bounded on the West by the Robert D. Poole property as of record in Instrument No. 201408110071998- R.O.D.C., TN and being more particularly described as follows:

Beginning at an existing iron pin in the southerly margin of Trimble Street, said point being the northeast corner of the Robert D. Poole property as of record in Instrument No. 201408110071998- R.O.D.C., TN and being the northwest corner of the tract herein described;

Thence, with the southerly margin of Trimble Street South 82 degrees 24 minutes 44 seconds East, passing a witness pin at 220.00 feet, the centerline of Browns Creek at 246.00 feet for a total distance of 300.00 feet;

Thence, South 7 degrees 35 minutes 16 seconds West, 340.00 feet to a point in Browns Creek;

Thence, with the northerly margin of North Hill Street (unimproved) North 82 degrees 24 minutes 44 seconds West, passing a witness pin at 50.00 feet for a total distance of 300.00 feet to an existing iron pin found;

Thence, a common line with the Robert D. Poole property as of record in Instrument No. 201408110071998- R.O.D.C., TN. North 7 degrees 35 minutes 16 seconds East, 340.00 feet to the point of beginning, containing, 102,000 sq. ft. or 2.34 Acres, more or less as shown in the survey dated January 9, 2015 prepared by Southern

Precision Land Surveying, Inc., TN, P.O. Box 220, Pegram, TN 37143-0220 File No. 15-0548 by Brian McCain, R.L.S. TN#2256.

Being the same property conveyed to Brody Luke Trainer by Warranty deed from Freeman Investment, LLC of record in Instrument No. 20100204-0008960 Register's Office for Davidson County, Tennessee, dated January 27, 2010 and recorded on February 4, 2010

The undersigned declares under penalty of perjury the subject property has never been used as a principal residence by him or his spouse, if any.

This is improved property known as **81 Trimble Street, Nashville, TN 37210.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their 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 successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 9th day of February, 2015.

Brody Luke Trainer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brody Luke Trainer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2015.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015