BILL GARRETT, Davidson County
Trans:T20150014172 DEEDWARRSP
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Fees:23.00 Taxes:9879.00
20150226-0016685

SPECIAL WARRANTY DEED

This Instrument prepared by:
SHERRARD & ROE, PLC (JHR)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

GRANTOR: Leonard Amdur

GRANTEE: Archer Development, LLC, a Tennessee limited liability company

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel ID No.
Archer Development, LLC 400 Overbeck LN, Suite #201 Nashville, TN 37204	same	105-01-0-477.00 105-01-0-478.00 105-01-0-479.00 105-01-0-480.00 105-01-0-481.00 105-01-0-502.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by ARCHER DEVELOPMENT, LLC, a Tennessee limited liability company, **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, LEONARD AMDUR**, hereby bargains, sells, transfers and conveys to **GRANTEE**, its successors and assigns, the following described parcel of real estate located in Davidson County, Tennessee more particularly described on Exhibit "A" attached hereto (the "Property").

The Property is improved property located at 1101, 1103, 1105, 1107 and 1109 Archer Street, and 1100 12th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the **GRANTEE**, its successors and assigns forever.

GRANTOR covenants that **GRANTOR** is lawfully seized and possessed of the Property in fee simple, the **GRANTOR** has a good right to convey the Property, and the Property is unencumbered except as described in Exhibit "B" attached hereto, to which this conveyance is expressly made subject.

Except as to those matters described in Exhibit "B", **GRANTOR** does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the **GRANTEE**, its heirs, successors and assigns, against the lawful claims of

all persons claiming by, through or under **GRANTOR**, but not further or otherwise.

IN WITNESS WHEREOF, **GRANTOR** has signed this deed to be effective as of the 23 day of February, 2015.

LEONARD AMDUR

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared LEONARD AMDUR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who upon oath acknowledged that he executed the foregoing instrument for the purposes therein.

WITNESS my hand and seal at office on this the 23 day of February, 2015.

Notary Public

My commission expires: 3-8-2016

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 8, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the actual consideration or value for this transfer is $2,670,000.

, Affiant

Sworn to and subscribed before me this 23 day of February, 2015.

Notary Public

My Commission Expires: 3-8-2016

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 8, 2016
STATE OF TENNESSEE

709231.2 06683-039

EXHIBIT "A"

Property Description

The land is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot(s) 73, 74, 75, 76, and 77, as shown on the map entitled D. T. Overtons Addition, of record in Book 21, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LEONARD AMDUR AND PETE KNESTRICK, by installment deeds from THE WORKMAN COMPANY, INCORPORATED, A TENNESSEE CORPORATION, of record in Book 5837, Page 912, Book 5837, Page 915, Book 5837, Page 918, Book 5837, Page 921, Book 5837, Page 924, Book 5837, Page 927, Book 5837, Page 930, Book 5837, Page 933, Book 5837, Page 936, and in Book 5837, Page 939, dated December 31, 1981, said Register's Office. PETE KNESTRICK has since conveyed his interest in said property to LEONARD AMDUR by quitclaim deed of record in Book 7620, Page 446, dated July 27, 1988, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section One Hundred Twenty Eight, Edgehill Estates, of record in Book 5190, Page 266, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT KINCAID, by deed from NEW EDITION COMMUNITY APARTMENTS HOUSING COOPERATIVE, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20060927-0119513, dated September 15, 2006, said Register's Office. ROBERT KINCAID has since conveyed his interest in said property to ROBERT KINCAID AND LEONARD AMDUR by quitclaim deed of record in Instrument No. 20070516-0058658, dated May 3, 2007, said Register's Office. ROBERT KINCAID has subsequently conveyed his interest in said property to LEONARD AMDUR by deed of record in Instrument No. 20100525-0040345, dated May 17, 2010, said Register's Office.

EXHIBIT "B"

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 105-01-0-477.00, 105-01-0-478.00, 105-01-0-479.00, 105-01-0-480.00, 105-01-0-481.00 and 105-01-0-502.00.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Book 21, Page 88, said Register's Office. (Lots 73, 74, 75, 76 and 77)

3. Matters shown on the Plan of record in Book 5190, Page 266, said Register's Office. (Lot 1)

4. Grant of Gas Service Line or Fuel Line Easement of record in Book 8255, Page 361, said Register's Office. (Lot 1)

5. Such facts as a current, comprehensive survey would disclose.