BILL GARRETT, Davidson County
Trans:T20150018402 DEEDWARRSP
Recvd: 03/13/15 11:03 3 pgs
Fees:18.00 Taxes:8510.00
20150313-0021745

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue, Ste. 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31970-08-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me this 12 day of March, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
The Poston at the Park, LLC 109 Lyon Street McMinnville, TN 37110	The Poston at the Park, LLC 109 Lyon Street McMinnville, TN 37110	Map and Parcel Nos.: Tract 1: 104 020 26000 Tract 2: 104 020 25900 Tract 3: 104 020 25800 Tract 4: 104 020 25700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Treglown Patton Warner, also known as Treg P. Warner**, an unmarried man ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **The Poston at the Park, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000, 3002, 3004A and 3006 Poston Avenue, Nashville, Tennessee,37203 .

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under him, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument this 12th day of March, 2015.

GRANTOR:

Treglown Patton Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Treglown Patton Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee, this 12th day of March, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Wills Subdivision of Lot No. 40 of Cockrill Spring, of record in Plat Book 57, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Treglown Patton Warner, unmarried, by deed dated July 2, 1996, from Isabel R. Young, unmarried, of record in Book 10110, page 521, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wills Subdivision of Lot No. 40 of Boyd Cockrill Spring Tract, of record in Plat Book 57, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Treg P. Warner, Harry M. Warner and wife, Margaret P. Warner, by deed dated June 13, 1984, from Joni D. Werthan, of record in Book 6317, page 75, Register's Office for Davidson County, Tennessee. Harry M. Warner and wife, Margaret P. Warner, conveyed their interest in subject property to Treg Warner by quitclaim deed dated March 25, 1996, of record in Book 9991, page 599, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of A. W. Wills Subdivision of Lot No. 40 of Boyd Cockrill Spring Tract, of record in Plat Book 57, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Treglown Patton Warner by deed dated December 14, 2005, from Poston Partnership 3004, of record in Instrument No. 20051220-0152690, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of A. W. Wills Subdivision of Lot No. 40 of Boyd Cockrill Spring Tract, of record in Plat Book 57, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being from the same property conveyed to Treglown Patton Warner, unmarried, by deed dated March 30, 2007, from Harvey A. Sanders, unmarried, of record in Instrument No. 20070402-0039208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. City, County, and State taxes for the year 2015 and subsequent years, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 57, page 114, Register's Office for Davidson County, Tennessee. (Tracts 1, 2, 3 and 4)