BILL GARRETT, Davidson County
Trans:T20150019689 DEEDWARRSP
Recvd: 03/18/15 11:06 4 pgs
Fees:23.00 Taxes:9862.35
20150318-0023247

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,665,500.00.

AFFIANT

Subscribed and sworn to before me, this 17th day of March, 2015.

Notary Public

My Commission Expires

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Leonard Amdur 1007 Estes Road Nashville, TN 37215	SAME	Map: 104-11-0Y Parcels: 1.00CO, 2.00CO, 5.00CO, 6.00CO, 7.00CO 8.00CO & 9.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Million Six Hundred Sixty Five Thousand Five Hundred Dollars and no/100 Dollars ($2,665,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Spiva/Hill Management and Investment, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Leonard Amdur**, hereinafter called the Grantee, his heirs, successors and assigns, certain units in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 5, 6, 7, 8, and 9 of Convent Place Townhomes, a Planned Unit Development established pursuant to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 66-27-101, et. seq. of Tennessee Code Annotated, under the Master Deed establishing Convent Place Townhomes of record in Instrument Number 20130226-0019262, in the

Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentages as set forth in Exhibit "D" to said Master Deed.

Being a part of the same property conveyed to Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, by Warranty Deed recorded at Instrument No. 20120720-006430, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said units, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said units to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes and assessments for the year 2015, a lien but not yet due and payable, and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 161, page 40, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title set forth in Declaration of Covenants, Conditions and Restrictions Establishing and Governing Convent Place Townhomes, recorded at Instrument No. 20130226-0019262, Register's Office for Davidson County, Tennessee; and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions Establishing and Governing Convent Place Townhomes, recorded at Instrument No. 20130226-0019262, Register's Office for Davidson County, Tennessee.

4. Subject to conveyance of "Common Elements" to Convent Place Townhouse Corporation, a Tennessee nonprofit corporation, of record as Instrument No. 20130228-0020336, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.

6. Party wall(s) situated partly on the insured property and partly on adjoining properties.

7. Subject to the provisions of the Charter of Convent Place Townhouse Corporation, recorded at Instrument No. 20130226-0019256.

8. Subject to the rights of tenants, as tenants only, under recorded or unrecorded leases.

9. Subject to any and all right of ways, easements, building lines, covenants, restrictions, reservations of record, encroachments, encumbrances, violations or adverse circumstances that would be disclosed by an accurate and complete updated survey of the land.

This is improved property commonly known as Units 1, 2, 5, 6, 7, 8, and 9 in the Convent Place Townhomes located at 2003 and 2005 Convent Place in Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 17th day of March, 2015.

SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC,
a Tennessee limited liability company

By: George N. Spiva
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Chief Manager of SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC, a Tennessee limited liability company, the within named bargainor, and who acknowledged that as such chief manager, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as chief manager.

WITNESS MY HAND, at office, this 17th day of March, 2015.



Notary Public

My Commission Expires