BILL GARRETT, Davidson County
Trans:T20150019902 DEEDWARRSP
Recvd: 03/18/15 16:21 2 pgs
Fees:13.00 Taxes:1517.00
20150318-0023486

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $410,000.00.

David C. Tune
AFFIANT

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

NOTARY PUBLIC

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 3, 2016

Address New Owners as Follows:
GK Partners
c/o David Tune
2115 32nd Avenue South
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
Map 104-10
Parcel 214

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

The Baldwin Revocable Living Trust dated December 31, 2008, Sheila P. Baldwin, Trustee, ("Grantor") does hereby bargain, sell, transfer and convey unto GK Partners, a Tennessee general partnership, ("Grantee") their successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

BEING Lot No. 11 of Block 6 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

SAID Lot No. 11 fronts 80 feet on the northwesterly side of Hillside Drive and runs back 237.6 feet on the northeasterly line and 152.5 feet on the southwesterly line to the easterly margin of 32nd Avenue South, measuring 118 feet thereon.

BEING the same property conveyed to The Baldwin Revocable Living Trust dated December 31, 2008, Sheila P. Baldwin, Trustee by deed from Sheila P. Baldwin, of record as Instrument 20090115-0004077 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2822 Hillside Drive, NASHVILLE, TN 37212 (the "Property").

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GK Partners, its successors and assigns, forever.

AND The Baldwin Revocable Living Trust dated December 31, 2008, Sheila P. Baldwin, Trustee does hereby covenant with the said GK Partners that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated and assumed by Grantee and (ii) Matters shown on Plan of Fairfax Place, as of record in Book 547, pages 137 and 138.

AND The Baldwin Revocable Living Trust dated December 31, 2008, Sheila P. Baldwin, Trustee does further covenant and bind itself, its heirs, representatives and assigns to warrant and forever defend the title to said land to the said GK Partners, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 17th day of March, 2015.

The Baldwin Revocable Living Trust dated December 31, 2008

By: Sheila P. Baldwin

Sheila P. Baldwin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila P. Baldwin, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Baldwin Revocable Living Trust dated December 31, 2008, the bargainor, , and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, effective the 17th day of March, 2015.

ERICA MARTINEZ NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2015

NOTARY PUBLIC

My Commission Expires: _____