This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans:T20150021876 DEEDWARRSP
Recvd: 03/25/15 14:39 3 pgs
Fees:18.00 Taxes:2516.00
20150325-0025761

ADDRESS NEW OWNER:
Nashville Ewing GP
P. O. Box 150326
Nashville, TN 37215

SEND TAX BILL:
Nashville Ewing GP
P. O. Box 150326
Nashville, TN 37215

MAP AND PARCEL: 09314031100

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $680,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2015.

NOTARY PUBLIC

JOHN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **George O. Sledge, III and Billie R. Sledge, as husband and wife**, hereinafter the "Grantor(s)", have this day bargained and sold, and do hereby transfer and convey unto **Nashville Ewing GP, a Tennessee General Partnership**, its successors and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 29 and parts of Lots 25 and 28 on the plan of Ewing & Wetmore's Addition to Nashville of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots front together 150 feet on the westerly side of Ewing Avenue and run back between parallel lines 130 feet along the boundaries of Fogg Street on the south and an alley and on the north to an alley on the rear measuring 150 feet.

Being part of the same property conveyed to George O. Sledge, III by deed from Sidney Kay and Earl Kirshner, d/b/a Kay Uniform Company, dated Aril 2, 197, of record in Book 4802, page 893, Register's

Office for Davidson County, Tennessee. Re-conveyance Quitclaim Deed to George O. Sledge, III and wife, Billie R. Sledge, as joint tenants with rights of survivorship, of record in Instrument Number 20000911-0089467, said Register's Office.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee. Subject to rights and claims of parties in possession.

This is improved property known as: 717 Ewing Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

And now **George O. Sledge, III and Billie R. Sledge, as husband and wife**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Nashville Ewing GP, a Tennessee General Partnership,** its successors and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth herewith, title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of March, 2015.

George O. Sledge, III

Billie R. Sledge

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George O. Sledge, III and Billie R. Sledge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2015.

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015

