This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #26752-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Donelson Pike Partners, LLC 1405 Thrush Court Mt. Juliet, Tennessee 37122	Same	096-13-0/180-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 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 undersigned, **ZANDRA R. PETWAY**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **DONELSON PIKE PARTNERS, LLC,** a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

BEING the same property conveyed to Zandra R. Petway, by Warranty Deed dated August 15, 2006, from David Barnes, of record in Instrument No. 20060817-0101446, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 457 Donelson Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans:T20150024338 DEEDWARRSP
Recvd: 04/02/15 11:30 4 pgs
Fees:23.00 Taxes:3145.00
20150402-0028753

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 1st day of April, 2015.

Zandra R. Petway

Zandra R. Petway

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ZANDRA R. PETWAY**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of April, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me this
1st day of April, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No.2 on the Plan of Donelson Square, of record in Book 4955, Page 80, Register's Office for Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument in the easterly margin of Donelson Pike at the common corner with the property conveyed to Michael C. Smith, of record in Book 9853, Page 389, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, South 85 deg. 20 min. 00 sec. East, a distance of 220.00 feet to an iron rod;

Thence, South 02 degrees 36 min. 01 sec. West, a distance of 106.55 feet to an iron rod;

Thence, with the northerly line of Mapco, of record in Book 10483, Page 860, Register's Office for Davidson County, Tennessee, South 88 deg. 24 min. 00 sec. West, a distance of 220.00 feet to the easterly margin of Donelson Pike;

Thence, around a curve having a central angle of 05 deg. 13 min. 04 sec. a radius of 1392.40 feet, a tangent of 53.45 feet, a length of 126.80 feet, a chord which bears North 02 deg. 21 min. 01 sec. East for a distance of 126.76 feet to the Point of Beginning, and containing 25750.83 square feet or 0.59 acres of land more or less.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) All matters shown on the Plan of record in Book 4955, Page 80, Register's Office for Davidson County, Tennessee.

(c) Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5078, Page 386, Register's Office for Davidson County, Tennessee.

(d) Deed of Conveyance for Sanitary Sewer, of record in Book 5202, Page 239, Register's Office for Davidson County, Tennessee.

(e) Matters shown on the Boundary & Topographic Survey prepared by Timothy Mark Donlon, TN R.L.S. #2297, Donlon Land Surveying, LLC, dated January 5, 2015, revised March 20, 2015, referencing Job No. 215001.