# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-LC-15-2303

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Whitehardt Properties, LLC** | NEW OWNER | |
| (NAME) | (NAME) | |
| **2303 21st Avenue South** | | **104-15-239.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we

**2TK, LLC, A Tennessee Limited Liability Company,**

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**WHITEHARDT PROPERTIES, LLC, A Tennessee Limited Liability Company,**

hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lying and being situated in Metropolitan Nashville/Davidson County, Tennessee and being the James F. Pilkerton, III property of record in Instrument No. 19991229-0308369 in the Register's Office for Davidson County (R.O.D.C) and being more particularly described as follows:

Beginning at an existing iron rod in the West margin of Hillsboro Road (21st Avenue South) 27.5' from the center line, said iron rod being the Northeast corner of the Phillip Guinsburg, et al property of record in Book 8024, Page 8, R.O.D.C.; thence leaving said road with the Guinsburg property, N 80 deg. 05' 45" W., 158.76 feet to an existing iron rod; thence, with the Tennessee Dental Association property of record in Book 4729, Page 949, R.O.D.C. N 02 deg. 15' 02" E., 91.72 feet to an existing iron rod; thence with the Tennessee Medical Association property of record in Book 8094, Page 684; R.O.D.C. S deg. 52' 28" E., 192.49 feet to an iron rod in the West margin of Hillsboro Road, 27.5 feet from centerline; thence, with said road margin S 20 deg. 27' 00" W., 112.17 feet to the beginning containing: 0.404 acres or 17,575 square feet. According to a survey by Benneth & Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn #477, 205 Church Street, Dickson, Tennessee 37055, dated 5-2-03.

Being the same property conveyed to 2TK, LLC, a Tennessee limited liability company by Warranty Deed from Castle Keep 601, LLC, a Colorado limited liability company, recorded on the 26th day of January, 2007 in Instrument No. 20070126-0011128, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **2303 21st Avenue South, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR(S). 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.

BILL GARRETT, Davidson County
Trans: T20150025559 DEEDWARRSP
Recvd: 04/07/15 10:51 2 pgs
Fees: 13.00 Taxes: 9620.00

20150407-0030326

Witness our hand(s), effective the 3 DAY OF April, 2015

**2TK, LLC**

By: T. K. Kimbrell
Member

By: Toby K. Covel
Member

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that **T.K. Kimbrell** is one of the members of **2TK, LLC**, a Tennessee Limited Liability Company, and that **he**, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said **2TK, LLC**, by signing **his** name as such member.

Witness my hand and official seal this 3 day of April, 2015.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

Notary Public
My Commission Expires:

STATE OF Oklahoma )

COUNTY OF Cleveland )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that **Toby K. Covel** is one of the members of **2TK, LLC**, a Tennessee Limited Liability Company, and that **he**, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said **2TK, LLC**, by signing **his** name as such member.

Witness my hand and official seal this 1 day of April, 2015.

STACEY RACHEL
NOTARY PUBLIC
No. 08005509
EXP. 5/27/2016
IN AND FOR
STATE OF OKLAHOMA

Notary Public
My Commission Expires: 5/27/2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212