SPECIAL WARRANTY DEED

FROM: Park Center, Inc.

TO: Timothy H. Lehning

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Timothy H. Lehning<br>1104 Ordway Place<br>Nashville, TN 37206 | Same | Map/Parcel: 83-9-41 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $390,000.00

Affiant

Sworn to and subscribed before me, this 22nd day of April, 2015.

Notary Public

My Commission Expires: 9/11/17

BETTIE JANE WINTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT. 11, 2017

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Park Center, Inc.** (hereinafter, collectively called the "Seller") by these presents does transfer, sell and convey unto **Timothy H. Lehning** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1104 Ordway Place, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

BILL GARRETT, Davidson County
Trans:T20150030956 DEEDWARRSP
Recvd: 04/23/15 15:20 4 pgs
Fees:23.00 Taxes:1443.00
20150423-0036592

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 23rd day of April, 2015.

SELLER: Park Center, Inc.,
A Tennessee corporation

By: Barbara Quinn
Barbara Quinn, President/CEO

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, K. Thomas Sidwell, a Notary Public in and for the County and State aforesaid, personally appeared Barbara Quinn, President/CEO of Park Center, Inc., a Tennessee corporation (the "Company"), 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 President/CEO of the Company, the within named bargainor, and that she as such President/CEO of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as President/CEO.

Witness my hand and seal at office in Nashville, Tennessee, this 22nd day of April, 2015.

Notary Public

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

11/15/17

## EXHIBIT A

## PROPERTY DESCRIPTION

Being Lot No. 3 of Block "C" of the F.O. Beazley's Subdivision of Douglas Place of record in Plan Book 2, page 66, Chancery Court of Davidson County Tennessee.

Said Lot No. 3 fronts 50.0 feet on the southerly side of Grove Avenue (now Ordway Avenue) and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Park Center, Inc. by deed of record Book 10404, Page 380, Register's Office of Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien, which is not due and payable.

2. Matters shown on the Plan of record in Plan Book 2, page 66, Chancery Court of Davidson County, Tennessee.