Davidson County DEEDWARRSP
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Fees:28.00 Taxes:9990.00
20150428-0038077

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Fresh Capital Acquisitions, LLC P.O. Box 120897 Nashville, Tennessee 37212-0897	SAME	104 08 0 161.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUNSET PARTNERS,** a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **FRESH CAPITAL ACQUISITIONS, LLC,** a Tennessee limited liability company (the "Grantee"),its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 27th day of April, 2015.

SUNSET PARTNERS, a Tennessee general partnership

By: _____
J. Randall Rayburn, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, J. Randall Rayburn, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged he is the Managing Partner of SUNSET PARTNERS, a Tennessee general partnership, and is authorized by the Partnership to execute this instrument on behalf of the Partnership.

Witness my hand, at office, this 27th day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,700,000.00.

_____
Affiant

Subscribed and sworn before me this 27th day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Christopher and Kirkman's Belmont Park Addition, recorded in Book 57, page 158, in the Register's Office for said County, described according to a survey made by John Kohl and Company, P.C., (Patrick S. Cooke, R.L.S., Tenn. No. 855) dated July 6, 1993, as follows:

Beginning at a Punch Mark at the intersection of the westerly margin of Twentieth Avenue South and the southerly margin of Belcourt Avenue; thence with the westerly margin of Twentieth Avenue South, south 6 deg. 56' 00" West 59.96 feet to a Punch Mark at the common corner of Lots Nos. 4 and 5 on said Map; thence with the line between said Lots Nos. 4 and 5, north 82 deg. 10' 16" west 158.98 feet to an iron pin in the easterly margin of Alley No. 922 (15.00 feet in width); thence with the easterly margin of said Alley, north 6 deg. 54' 01" east 59.81 feet to an iron pin in the southerly margin of Belcourt Avenue; thence with the southerly margin of Belcourt Avenue, South 82 deg. 13' 30" east 159.02 feet to the point of beginning.

Being the same property conveyed to J. Randall Rayburn and Frederick P. Sanjek d/b/a Sunset Partners by deed from William Maxwell Christie, III and Mary Candace Worsham of record in Book 9045, page 766, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2015, a lien not yet due and payable.

2. All matters shown on Plat of record in Plat Book 57, page 158, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

