BILL GARRETT, Davidson County
Trans:T20150033081 DEEDWARRSP
Recvd: 04/30/15 15:48 3 pgs
Fees:18.00 Taxes:2016.50
20150430-0039034

This instrument prepared by:
Jack F. Stringham II, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Stafford Thurman Partners, L.P.	(NAME) Same	Map/Parcel
(STREET ADDRESS) 827 Highgrove Circle	(STREET ADDRESS)	106-02-0-059.00
(CITY) (STATE) (ZIP) Franklin, Tennessee 37069	(CITY) (STATE) (ZIP)	

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, **LEWIS, FRYE & FITZHUGH, LLC**, a Tennessee limited liability company (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **STAFFORD THURMAN PARTNERS, L.P.**, a Tennessee limited partnership (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor'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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $545,000.00

Subscribed and sworn to before me this the 30th day of April, 2015.

Affiant

My commission expires: 9-11-17
(Affix Seal)

Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as, S1008 Old Tree Court, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of his right, title and interest in and to said property, and does hereby covenant to and with Grantee, Grantee's successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of

record, (ii) liens for taxes and assessments not yet due and payable which have been prorated, and (iii) zoning ordinances and requirements affecting the Property, against all persons lawfully claiming the same 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 my hand this 30th day of April, 2015.

LEWIS, FRYE & FITZHUGH, LLC,
a Tennessee limited liability company

By: _____
Michael Lewis, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforementioned, personally appeared Michael Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a manager of **LEWIS, FRYE & FITZHUGH, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such manager.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2015.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 9-11-17

[Affix Official Seal]

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

LAND in Davidson County, Tennessee, being lot No. 1 on Section 14 of Elm Hill Business Center, as shown on Plan of record in Book 5190, page 509, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the Northern R.O.W. margin of Old Tree Court said pin also being 318.0 feet east of the centerline of Twin Elms Drive; thence leaving said R.O.W. N 10° 39' 06" E 221.36 feet to an iron pin; thence S 57° 41' E 253.03 feet to an iron pin; thence S 58° 39' 02" W 185.22 feet to a concrete monument in the R.O.W. of Old Tree Court; thence with the chord of said curve, having a radius of 60.0 feet and a length of 93.63 feet, N 76° 03' 27" W 84.41 feet to a point the beginning of another curve having a radius of 60.0 feet and a length of 15.98 feet; thence with the chord of said curve S 66° 51' 46" W 15.93 feet to the point of beginning, said tract containing an area of 0.70 acres, more or less.

Being the same property conveyed to LEWIS, FRYE & FITZHUGH, LLC, by deed from MUSIC CITY MESSENGER SERVICES, of record in Instrument No. 20070806-0093560, dated July 27, 2007, said Register's Office.