BILL GARRETT, Davidson County
Trans:T20150045977 DEEDWARRSP
Recvd: 06/10/15 15:39 4 pgs
Fees:23.00 Taxes:7899.50
20150610-0055026

This Instrument Prepared By:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FROM: 907 Gleaves, LLC, a Tennessee limited liability company, Grantor

TO: Chickering Gulch LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Chickering Gulch LLC 4400 Harding Road Nashville, TN 37205	Same	093-14-0-561.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is Two Million One Hundred Thirty-Five Thousand and 00/100 DOLLARS ($2,135,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of June, 2015.

NITA M. SHOEMAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JUNE 21, 2016

Notary Public
My Commission Expires: 6/21/16

FOR AND IN CONSIDERATION OF the sum of Two Million One Hundred Thirty-Five and 00/100 DOLLARS ($2,135,000.00), the receipt and sufficiency of which are hereby acknowledged, 907 GLEAVES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHICKERING GULCH LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 907 Gleaves Street, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness my hand this 9th day of June, 2015.

GRANTOR:

907 GLEAVES, LLC,
a Tennessee limited liability company

By: _____
Michelle Edwards
Sole Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michelle Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she is the Sole Member of 907 Gleaves, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Sole Member.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 9th day of June, 2015.

_____
NOTARY PUBLIC

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-11-17

EXHIBIT A

PROPERTY DESCRIPTION

Land being located in Davidson County, Tennessee being Lot No. 1 on the Plan of Edgehill Estates, Section 66, of record in Book 4460, page 157, said Register's Office for Davidson County, Tennessee, and more fully described according to an as built survey by Phillip E. Holmes, Jr., Tennessee registered land surveyor No. 1728, dated May 16, 2006, as follows:

Beginning at an iron pin on the southerly margin of Gleaves Street and the northeastern corner of the Hill-Burton-Moran, LLC property, as of record in Instrument No. 20050209-0015179, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

1). Thence along Gleaves Street; S82°44'15"E, 147.62 feet to an iron pin;

2.) Thence along the western property line of the Nashville Urban Partners 2006, LLC property; S07°15'45"W, 185.01 feet to an iron pin;

3.) Thence along a 20-foot alley; N82°44'15"W, 144.61 feet to an iron pin;

4.) Thence along the eastern property line of the Hill-Burton-Morgan, LLC property; N06°19'49"E, 185.03 feet to the point of beginning, containing 27,032.04 square feet or 0.62 acres.

Being the same property conveyed to MICHELLE R. EDWARDS D/B/A EDWARDS ENTERPRISES, by deed from J. DOUGLAS WRIGHT, JR., MARRIED, of record in Instrument No. 20060616-0072082 and rerecorded in Instrument No. 20060630-0078670, dated June 14, 2006, said Register's Office. Being the same property further conveyed to 907 Gleaves, LLC, a Tennessee limited liability company by Quitclaim Deed from Michelle R. Edwards d/b/a Edwards Enterprises of record as Instrument No. 20140205-0010174, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Real property taxes for 2015 and subsequent years, a lien but not yet due and payable;

2. Rights of tenants in possession, as tenants only, under unrecorded lease to Gemini Enterprises, LLC d/b/a White Feather.

3. Matters shown on the Plan of record in Book 4460, page 157, Register's Office for Davidson County, Tennessee including but not limited to:

   a) 5'x15' anchor easements as exhibited on said Plan and located at each of the northeast, southeast and southwest corners of the Land, respectively

4. The following matters as identified in the Warranty Deed of record in Book 4688, page 796, Register's Office for Davidson County, Tennessee:

   a. Anchor easements as identified therein as and to the extent noted on and consistent with the Survey below identified.

5. Matters shown on the ALTA / ACSM Land Title Survey by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc. dated May 12, 2015 and designated as Job No. 15083 CW, including but not limited to the following matters:

   a) Overhead power lines located in the southern portion of the property