BILL GARRETT, Davidson County
Trans:T20150050324 DEEDWARRSP
Recvd: 06/24/15 08:59 2 pgs
Fees:13.00 Taxes:2127.50
20150624-0060323

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1338

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bartley T. Burnette 809 Meridian St Nashville, TN 37207	**NEW OWNER**	041-16-0-057.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$575,000.00**

Bartley T Burnette
Affiant

Subscribed and sworn to before me, this the 22 day of June, 2015.

Notary Public
My Commission Expires: 7/3/17
(Affix Seal)

DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle Waites, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Bartley T. Burnette, an unmarried individual("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bellshire Estates, Section V, as shown on plat of record in Plat Book 4595, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jardine Investments, General Partnership by Warranty Deed from Tuckahoe Properties, L.L.P., a Tennessee limited liability partnership, comprised of Harlon J. Kimbo, Jr., William C. Kimbro, Martin W. Frost, and Robert W. Higgs, as Partners, dated July 20, 2000, of record in Instrument No. 200008010076144, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deeds from Jardine Investments, a Tennessee General Partnership to Kyle Waites of record in Instrument Nos. 20040709-0081751 and 20040709-0081752, in the Register's Office of Davidson County, Tennessee.

This is improved commercial property located at: **1100 Tuckahoe Dr., Nashville, TN 37207**

Said property is conveyed subject to the matters described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of June, 2015.

GRANTOR:

Kyle Waites

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kyle Waites** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 22 day of June, 2015.

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires:

EXHIBIT A
Permitted Exceptions

1. Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2133, Page(s) 114 and Plat Book 4595, Page 40, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2294, Page 346, amended in Book 4476, Page 565 and Book 6399, Page 1, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).