THIS INSTRUMENT PREPARED BY:
Charles J. Friddell, Esq.
4535 Harding Road, Suite 208
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20150060760 DEEDWARRSP
Recvd: 07/24/15 11:41 4 pgs
Fees:23.00 Taxes:2904.50
20150724-0072825

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Egbert Properties, LLC 104 Sunset Drive Nashville, TN 37207	Same	Map 060-12, Parcel 232.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Stephens Family Joint Venture Partnership, a Tennessee partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Egbert Properties, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference and all improvements located thereon (the "Property").

The Property described on Exhibit A is (x) improved property more commonly known as: 104 SUNSET DRIVE Nashville, TN 37207

TO HAVE AND TO HOLD the said Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its heirs and assigns, forever in fee simple.

GRANTOR covenants that GRANTOR is lawfully seized and possessed of the Property in fee simple and that GRANTOR has a good right to convey the Property. GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S heirs, successors, and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR (other than the claims arising from matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

(Remainder of page intentionally left blank)

IN WITNESS WHEREOF, Grantor executed this instrument on this 23 day of July, 2015.

STEPHENS FAMILY JOINT VENTURE
PARTNERSHIP, a Tennessee partnership

By: _____
Thomas P. Stephens, Jr., Managing Partner

BROOKE L. RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Thomas P. Stephens, Jr.**, who upon oath acknowledged that he is the Managing Partner of Stephens Family Joint Venture Partnership, a Tennessee partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he is authorized by the Partnership to execute the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 23 day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: June 26, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $ 785,000.00.

_____
Affiant

Sworn to and subscribed before me this 23 day of July, 2015.

_____
Notary Public

My Commission Expires: June 26, 2016

BROOKE L. RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a tract of land in the 12th Civil District of Davidson County, Tennessee, known as Lot 2 of the Sanders Marine Property Subdivision, and being a portion of that property conveyed to A. G. Sanders, et us in Book 4935, page 37, R.O.D.C.T. more accurately described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning at a set concrete monument in the southerly margin of Sunset Drive, said monument being 240' more or less east of Dickerson Pike as measured along said southerly margin of Sunset Drive; then S 08 deg. 39 min. 41 sec. W 152.35 ' to a set iron pin; thence S 83 deg. 24 min. 19 sec. E 202.55' to an existing iron pin, said pin being the most northeasterly corner of herein described property and being the northwest corner of Bryn L. Webb (DB 6544, page 56 RODCT); thence with the west line of said Webb S 05 deg. 09 min. 36 sec. W 289.30' to a set iron pin; thence N 77 deg. 58 min. 28 sec. W 306.60' to a set iron pin; thence N l2 deg. 50 min. 46 sec. E 261.74' to a point; thence N 83 deg. 24 min. 19 sec. W 8.08' to an existing iron pin, said pin being the southwest corner of Catherine S. Hughes (DB 7073, PG 523 RODCT); thence with said Hughes east line N 08 deg. 39 min. 41 sec. E 152.67' to a concrete monument on the southerly margin of Sunset Drive; thence with said margin S 83 deg. 09 min. 37 sec. E 75.00' to the point of beginning, containing 2.078 acres more or less.

Said property is known as 104 Sunset Drive, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Stephens Family Joint Venture Partnership, a Tennessee partnership, by Quitclaim Deed from Stephens Liquidation Corporation, as recorded in Instrument No. 20140402-0027084, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat Book 6200, page 885 and Book 8250, page 916, Register's Office of Davidson County.

3. Restrictive Covenants contained in instrument of record in Book 1062, page 5, Register's Office of Davidson County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4155, page 504, Register's Office of Davidson County.

5. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Stephens Liquidation Corporation, a Tennessee Corporation to Egbert Millwork & Lumber Co., a Tennessee Corporation, of record in Instrument No. 20121227-00119448, Register's Office of Davidson County.

6. All matters shown on the plat of survey by Cherry Land Surveying, Inc., Tenn. RLS No. 1512, dated April 29, 2015.