BILL GARRETT, Davidson County
Trans:T20150073923 DEEDWARRSP
Recvd: 08/31/15 14:13 5 pgs
Fees:28.00 Taxes:6567.50
20150831-0088207

Prepared By and Returnable to:
Bone McAllester Norton PLLC (CJR)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Fortress Properties 228 Leonard Avenue Nashville, Tennessee 37205	Fortress Properties 228 Leonard Avenue Nashville, Tennessee 37205	106-06-0-094.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN HUDDLESTON** ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **FORTRESS PROPERTIES**, a Tennessee general partnership comprised of Drew A. Trotman and Susan S. Trotman ("Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows (the "Land"):

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lots 1 & 2 on the Plan of Resubdivision of the Bradley Candy Property, of record in Plat Book 9700, page 170, as revised in Instrument No. 20051230-0156522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jonathan Huddleston, by deed from William J. Brennan and Mary A. Brennan, Husband and Wife, of record as Instrument No. 20090105-0000878, dated December 29, 2008, said Register's Office.

This is improved property known as 701 Murfreesboro Pike, Nashville, Tennessee 37210. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and

that other than [i] those matters set forth in Exhibit A, which is attached hereto and incorporated herein by reference, [ii] applicable zoning and building regulations, [iii] all visible easements and encroachments and all matters that an accurate survey would disclose, and [iv] 2015 and subsequent years' real estate taxes, the Property is free from any lien or encumbrance whatsoever.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

[Signature page follows.]

WITNESS this the 28th day of August, 2015.

GRANTOR:

JONATHAN HUDDLESTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Huddleston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal this 28th day of August, 2015.

CHRIS RAY BECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Feb. 11, 2017

(SEAL)

Notary Public

My commission expires: 9/11/2017

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $1,775,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of August, 2015.

Kimberley J Raymond
Notary Public

My Commission Expires:

9-11-17

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
PERMITTED EXCEPTIONS

1. Matters shown on the Plan of record as Plat Book 9700, page 170, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record as Instrument No. 20051230-0156522, said Register's Office.

3. Easement Deed by Court Order in Settlement of Landowner Action of record as Instrument No. 20120228-0017172 and Instrument No. 20140114-0003778, said Register's Office.

4. Title to that portion of the premises, if any, embraced within the charter right-of-way of C.S.X. Transportation Railroad.