Box 36

THIS INSTRUMENT PREPARED BY: *Douglas A. Brace, Reg. #3485* *ORTALE, KELLEY, HERBERT & CRAWFORD* *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ***File No. 28690SP***	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2015.* *Notary Public* *My commission expires:*

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

Name and Address of New Owners:

Craighead Development, LLC
421 East Iris Drive, Suite 300
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20150078834 DEEDWARRSP
Recvd: 09/16/15 14:53 3 pgs
Fees:18.00 Taxes:5180.00
20150916-0094083

Send Tax Bills To:

New Owners

Street Address of Subject Property:	**Map and Parcel Nos.:**
3706 West End Avenue Nashville, TN 37205	104-9-124

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars, the receipt and adequacy of which are hereby acknowledged, **3706 West End LLC,** a Tennessee limited liability company, hereinafter called **"Grantor"**, has bargained and sold and by these presents does transfer and convey unto **Craighead Development, LLC,** a Tennessee limited liability company, hereinafter called **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 80 feet of Lot No. 29 of Block No. 7 on the Plan of Richland Realty Company's Division "A". Said plan is of record in Book 161, page 151, Register's Office for said County, and shows said property divided into blocks, but does not show the subdivision of blocks into lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into lots, said part of Lot No. 29 fronts 80 feet on the northerly side of West End Avenue and runs back between parallel lines 200 feet to the southerly line of Lot No. 30, the easterly line of said property being parallel with and 200 feet west of the westerly margin of Craighead Street.

Being the same property conveyed to 3706 West End LLC, a Tennessee limited liability company, by Warranty Deed from Allene Taylor of record in Instrument No. 20131231-0131160 in the Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as 3706 West End Avenue, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for 2015 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 161, page 151, Register's Office for Davidson County, Tennessee.

3. Eight-inch sewer easement as stated in the Deed of record in Book 3572, page 583, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20140721-0064566, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20140721-0064528, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20150304-0018847, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 15th day of September, 2015.

3706 WEST END LLC

By: _____
William R. Hostettler, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, William R. Hostettler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **3706 West End LLC,** a Tennessee limited liability company, the within named maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 15 day of September, 2015.

DOUGLAS A. BRACE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires:
