SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 09/23/15 14:25 4 pgs
Fees:23.00 Taxes:3570.50
20150923-0096802

STATE OF Maine
COUNTY OF Lincoln
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: Allen H. Moroney
Notary Public, State of Maine
My Commission Expires April 2, 2022

(AFFIX SEAL)

See attached

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division - Admin, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William P. Dixon	William P. Dixon	10302006400
(NAME)	(NAME)	
4004 87th Terrace N.	4004 87th Terrace N.	
(ADDRESS)	(ADDRESS)	
Pinellas Park, FL 33782	~~Pinellas Park, FL 33782~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Navigator Real Estate Holdings Two, LLC, a North Carolina limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William P. Dixon**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Hoehn Heights, as shown on plat appearing of record in Plat Book 6050, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TOGETHER WITH the easement benefiting the land contained in Grant of Gas Service Line or Fuel Line Easement of record in Book 6915, Page 877, as corrected in Book 7484, Page 710 and further corrected in Book 7493, Page 877, said Register's Office.

Being part of the same property conveyed to FFH Properties, a partnership comprised of Gerald C. Forstner, Jr. Robert Frost and Robert E. Hoehn by Warranty Deed dated 03/10/1986 from Wesley M. Beaty and wife, Inez Beaty of record in Book 6802 , Page 7 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victoria Land Partners, L.P., a California limited partnership by Special Warranty Deed dated 03/28/2014 from FFH Properties, a Tennessee general partnership of record in Instrument 20140401 0027052 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Navigator Real Estate Holdings Two, LLC, a North Carolina limited liability company by Corporate Special Warranty Deed - TN dated 05/29/2015 from Victoria Land Partners, L.P., a California limited partnership of record in Instrument 2015052900 49729 , Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 312B White B ridge Pike , Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, under or through the Grantor, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of September, 2015.

Navigator Real Estate Holdings Two, LLC,
a North Carolina limited liability company

By: Stephen P. Conway, Manager

STATE OF North Carolina

COUNTY OF Wake

Before me, the undersigned Notary Public, personally appeared Stephen P. Conway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Navigator Real Estate Holdings Two, LLC, a North Carolina limited liability company, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of Navigator Real Estate Holdings Two, LLC as its Manager.

Witness my hand and seal, at office in Raleigh, North Carolina, this 22nd day of September, 2015.

Cherie L. Cunningham

NOTARY PUBLIC

My Commission Expires:

January 5, 2016

CHERIE L. CUNNINGHAM NOTARY PUBLIC WAKE COUNTY, N.C.

RETURN TO:

Stewart Title Company Tennessee Division - Admin 1630 NW Broad St.
Suite 100
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 965,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2015.

Notary Public

My Commission Expires 2-20-17

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra S. Jackson

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-2017

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY