BILL GARRETT, Davidson County
Trans:T20150082372 DEEDWARRSP
Recvd: 09/28/15 13:57 3 pgs
Fees:18.00 Taxes:92.50
20150928-0098298

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
David E. Thompson 2475 Saundersville Ferry Rd. Mt. Juliet, TN 37122	New Owner(s)	119-13-0-266.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VENTURE PROPERTIES, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto DAVID E. THOMPSON, a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is unimproved property known as 0 McIver Street, Nashville, Davidson County, Tennessee 37211.

The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations. In exchange for the purchase price for the Subject Property, Grantor and Grantee each hereby release the other from any and all claims related to the Subject Property.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, his heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor only, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 25 day of September, 2015.

GRANTOR:

VENTURE PROPERTIES, a Tennessee general partnership

By: _____
Chan McCullough, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Chan McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner (or other officer authorized to execute the instrument) of VENTURE PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 25 day of September, 2015.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Twenty-Five Thousand and 00/100 Dollars ($25,000.00).

_____
DAVID E. THOMPSON

Sworn to and subscribed before me, this 25 day of September, 2015.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 6 of Patterson Maple Hill Subdivision as of record in Book 332, page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Venture Properties, a Tennessee general partnership, by deed from Aline Swain, Substitute Trustee for the William C. McCullough Family Trust, of record in Book 9460, page 941, said Register's Office.