BILL GARRETT, Davidson County
Trans:T20150088970 DEEDWARRSP
Recvd: 10/19/15 16:08 5 pgs
Fees:28.00 Taxes:3515.00
20151019-0106282

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
PE Ventures 1034 Chancery Lane Nashville, TN 37215	New Owner	Map: 169 Parcel: 11.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARK S. HARVILL** and wife, **SHELBY HARVILL**, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PE VENTURES**, a Tennessee general partnership, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 8974 McCrory Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantors covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and have a good right to convey it. Except for those matters set forth on Exhibit B, Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under them but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of October, 2015.

MARK S. HARVILL

SHELBY HARVILL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Mark Harvill, a Notary Public in and for said County and state, duly commissioned and qualified, MARK S. HARVILL, the within named bargainor(s), 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.

WITNESS my hand and official seal at office, this 19th day of October, 2015.

ADAM K. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Adam Carter
Notary Public
My commission expires: May 6th 2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Shelby Harvill, a Notary Public in and for said County and state, duly commissioned and qualified, SHELBY HARVILLE, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 19th day of October, 2015.

ADAM K. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Adam Carter
Notary Public
My commission expires: May 6th 2019

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $950,000.

Affiant

Subscribed and sworn to before me this 19th day of October, 2015.

Notary Public
My Commission Expires: May 6th 2019

ADAM K. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being described according to a survey prepared by John Kohl, License No. 100, dated November 19, 1985, being described as follows:

Beginning at an iron pin in the easterly margin of McCrory Road, said iron pin being at the southwest corner of Roger C. Brown property as recorded in Deed Book 5788, page 131, said Register's Office; thence N 74 deg. 06 mins. 05 secs. E 111.50 feet to an iron pin at post; thence S 13 deg. 42 mins. 00 secs. E 225.90 feet to an iron pin in the northerly margin of Highway 100; thence N 72 deg. 02 mins. 48 secs. W 175.45 feet to an iron pin in the easterly margin of McCrory Road; thence with said margin, N 2 deg. 37 mins. 11 secs. E 134.99 feet to the point of beginning.

Being the same property conveyed to Mark S. Harvill and wife, Shelby Harvill by deed from G. N. Britt and wife, Nell Brown Britt of record in Book 6721, page 134, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien now due and payable.

2. Agreement for Dedication of Easement for Water Line of record in Book 5365, page 730, Register's Office for Davidson County, Tennessee.

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