This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

BILL GARRETT, Davidson County
Trans:T20150091120 DEEDWARRSP
Recvd: 10/26/15 15:47 8 pgs
Fees:43.00 Taxes:4347.50
20151026-0108862

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Acklen Thigpen LLC 3435 Stokemont Rd. Nashville, TN 37215-1521	Acklen Thigpen LLC 3435 Stokemont Rd. Nashville, TN 37215-1521	Map-Par. 104-02-0Q-001.00-CO Map-Par. 104-02-0Q-002.00-CO Map-Par. 104-02-0Q-003.00-CO Map-Par. 104-02-0Q-004.00-CO Map-Par. 104-02-0Q-005.00-CO Map-Par. 104-02-0Q-006.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DEMETROS FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership, **ELAINE DEMETROS BLY, HARRIETT DEMETROS SIMPSON, AND REGINA ANN COCKERHAM** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ACKLEN THIGPEN LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Witness my hand this 23 day of October, 2015.

Elaine Demetros Bly

Harriett Demetros Simpson

Regina Ann Cockerham

DEMETROS FAMILY LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: _____
Name: _____
Title: _____

[*Acknowledgements Contained on Following Page*]

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Elaine Demetros Bly, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville this 23 day of October, 2015.

Traci Sellers
Notary Public

My Commission Expires:

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Harriet Demetros Simpson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville this 23 day of October, 2015.

Traci Sellers
Notary Public

My Commission Expires:

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Regina Ann Cockerham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville this 23 day of October, 2015.

Traci Sellers
Notary Public

My Commission Expires:

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Harry Demetros with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be general partner of Demetros Family Limited Partnership, the within named bargainor, a limited partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited partnership as General Partner.

Witness my hand, at office, this 22 day of October, 2015.

Sara Weedman
Notary Public

My Commission Expires:

9/11/17

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,175,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Traci Sellers
Affiant

Sworn to and subscribed before me,
this 22 day of October, 2015.

Dawnelle B Smith
NOTARY PUBLIC

My Commission Expires: _____

DAWNELLE B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be _____ of Demetros Family Limited Partnership, the within named bargainor, a limited partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited partnership as _____.

Witness my hand, at office, this _____ day of _____, 2015.

My Commission Expires:

_____

_____
Notary Public

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,175,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 23 day of October, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 1/11/17

JUSTIN T. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

Tract I

Land in Davidson County, Tennessee, being Unit No. 1 and 2, on the Horizontal Property Regime for Acklen Park Condominium, as recorded in the Master Deed of record in Book 7739, page 952, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to LOUISE DEMETROS, by deed from GEORGE GIANIKAS AND LOUISE DEMETROS, of record in Book 9850, page 576 and corrected by Scrivener's Affidavit of recorded in Instrument No. 20091216-0114495, dated November 1, 1995, said Register's Office. The said Louise Demetros having since died on or about November 10, 2013 devised subject property to ELAINE DEMETROS BLY, HARRIETT DEMETROS SIMPSON AND REGINA ANN COCKERHAM, pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson, County, Nashville, Tennessee, Docket No. 14P1438. For further reference see Executor's Quitclaim Deed of record in Instrument No. 20150318-002334, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Unit Nos. 3, 4, 5 and 6, on the Horizontal Property Regime for Acklen Park Condominium, as recorded in the Master Deed of record in Book 7739, page 952, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to LOUISE DEMETROS, by deed from GEORGE GIANIKAS AND LOUISE DEMETROS, of record in Book 9850, page 576 and corrected by Scrivener's Affidavit of recorded in Instrument No. 20091216-0114495, dated November 1, 1995, said Register's Office. Being further conveyed to DEMETROS FAMILY LIMITED PARTNERSHIP, by Deed from LOUISE DEMETROS, of record in Book 11276, page 756, dated December 30, 1998, said Register's Office.

Property Address: 205 Acklen Park Dr., Nashville, Tennessee 37203

Tax Parcel ID Numbers:
Map-Par. 104-02-0Q-001.00-CO
Map-Par. 104-02-0Q-002.00-CO
Map-Par. 104-02-0Q-003.00-CO
Map-Par. 104-02-0Q-004.00-CO
Map-Par. 104-02-0Q-005.00-CO
Map-Par. 104-02-0Q-006.00-CO

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2015, a lien, not yet due and payable.
2. Matters shown on the Plan of record in Book 161, page 47, said Register's Office.
3. Master Deed for Acklen Park of record in Book 7739, page 952, said Register's Office.