BILL GARRETT, Davidson County
Trans:T20150097373 DEEDWARRSP
Recvd: 11/16/15 15:01 4 pgs
Fees:23.00 Taxes:684.50
20151116-0116237

This Instrument Prepared By (and return to)
TRESSLER & ASSOCIATES, PLLC
212 N. Castle Heights Avenue
Lebanon, Tennessee 37087
File #15-1050

NEW OWNER	SEND TAX BILL	MAP / PARCEL
4 Guys Investment Group, LLC 215 Heathstone Circle Franklin, TN 37069	Same	127-16-0-A/ 007.00CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DEBORAH LEINART**, and **MARSHALL W. MILLIKIN**, wife and husband, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **4 GUYS INVESTMENT GROUP, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11-B on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotate, and as established by a Master Deed and By Laws, of record in Instrument No. 200001102-0108689, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made to the Plat of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and Description of such Unit.

BEING the same property conveyed to Deborah Leinart, and husband, Marshall W. Millikin by Warranty Deed dated February 12, 2007 from Christine R. Jessey, married, of record in Instrument #20070220-0020264, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 904 Harpeth Valley Place, Nashville, Tennessee 37221.

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, its successors and assigns, forever;

and Grantors covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 30th day of October, 2015.

Deborah Leinart

Deborah Leinart

Marshall W. Millikin

Marshall W. Millikin

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DEBORAH LEINART**, and **MARSHALL W. MILLIKIN**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of October, 2015.

MATTHEW C. KING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Matthew C. King

Notary Public

My Commission Expires: 7-01-2019

STATE OF TENNESSEE]
COUNTY OF WILSON]

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Dana M. Meadows
Affiant

Subscribed and sworn to before me this
30th day of October, 2015.

MATTHEW C. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Matthew C. K.
Notary Public
My Commission Expires 7-01-2019

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) Subject to any and all matters shown on the plat of record in Plat Book 11700, Page 9, Register's Office for Davidson County, Tennessee.

(c) Subject to Landscape Easement of record in Instrument No. 20000710-0067844, Register's Office for Davidson County, Tennessee.

(d) Subject to Lease Agreement of record in Instrument No. 20060216-0018947, Register's Office for Davidson County, Tennessee.

(e) Subject to Subordination, Attornment & Non-Disturbance Agreement of record Instrument No. 20060216-0018948, Register's Office for Davidson County, Tennessee.

(f) Subject to Drainage Easement of record in Instrument No. 20010724-0078184, Register's Office for Davidson County, Tennessee.

(g) Subject to the Charter for Homeowner's Association of record in Instrument No. 20000324-0029967, Register's Office for Davidson County, Tennessee.

(h) Subject to Easement to Harpeth Valley Utilities District of record in Book 9443, Page 941 & 956, Register's Office for Davidson County, Tennessee.

(i) Possibly subject to rights of others in and to common areas/elements; lien for special assessment contained in DCCR's/Master Deed; HOA Dues-if any.

(j) Subject to Restrictions of record in Book 11651, Page 501, Register's Office for Davidson County, Tennessee.

(k) Subject to Master Deed of record in Instrument No. 20000324-0029968 & amended in Instrument No. 20001102-0108689, Register's Office for Davidson County, Tennessee.

(l) Subject to By-Laws of record in Book 11651, Page 511, & Instrument No. 20000324-0029968, Register's Office for Davidson County, Tennessee.