THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ***File No. 28338SP***	*STATE OF TENNESSEE]* *COUNTY OF Davidson]* *The actual consideration or value, whichever is greater, for this transfer is $992,841.30.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2015.* Kimberley J Raymond *Notary Public* *My commission expires:* Sept. 11, 2017 KIMBERLEY J. RAYMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
Name and Address of New Owners: Platinum Hospitality, LLC 2871 Summer Lawn Drive Clarksville, TN 37043	
Send Tax Bills To: New Owner	BILL GARRETT, Davidson County Trans:T20150100171 DEEDWARRSP Recvd: 11/24/15 16:06 3 pgs Fees:18.00 Taxes:3673.51 20151124-0119406
Street Address of Subject Property: 3.039 acres, more or less, Conference Drive Goodlettsville, TN	**Map and Parcel Nos.:** P/O 026-106

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION**, an unincorporated association, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **PLATINUM**

HOSPITALITY, LLC, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 22 as shown on Final Plat of Northcreek Commons, Section Fifteen, of record as Instrument No. 20151124-0119139 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Armed Services Mutual Benefit Association from SC Realty, Inc. by deed of record in Book 10863, page 141, in said Register's Office.

This is unimproved property located on Conference Drive, Goodlettsville, Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes have been paid and prorated between the parties. Taxes and assessments for subsequent years are assumed by Grantee.

2. 12' Communications Systems Right-of-Way and Easement Agreement of record in Book 6792, page 217, said Register's Office.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

4. Lack of direct access to and from controlled access highway.

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 Grantor does 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not 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.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 24th day of November, 2015.

ARMED SERVICES MUTUAL BENEFIT ASSOCIATION

BY: _____
Brice N. Smith, Chief Financial Officer

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Brice N. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Financial Officer of **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** an unincorporated association, and that he as Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association as said Chief Financial Officer.

Witness my hand and seal, the day and year first above written.



NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires: _____

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