This instrument prepared by:
Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 12/08/15 15:36 6 pgs
Fees:33.00 Taxes:4440.00
20151208-0123675

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Numbers:
BACAR Properties, LLC 912 8th Avenue South Nashville, TN 37203	Same as Owner	10512002200 10512002500

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, the receipt and sufficiency of which are hereby acknowledged, **RUSSELL WOLFE, III** (the "Grantor") this day has bargained and sold, and does hereby transfer and convey unto **BACAR PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee") and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See **Exhibit A** attached hereto and incorporated herein.

This is improved property known as 1898 Nolensville Road and 32 Moore Avenue, Nashville, Davidson County, Tennessee.

The property is conveyed subject to matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the property, together with any and all tenements, hereditaments, privileges, appurtenances, buildings and improvements located thereon to the said Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except for the Permitted Exceptions; and, Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

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

KIM BROOKS joins in the execution of this deed solely for the purpose of conveying, and does hereby convey unto the Grantee, any and all marital or spousal interest she has in said property.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Grantor has executed this instrument and delivered it to be effective on December 8, 2015.

RUSSELL WOLFE, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared RUSSELL WOLFE, III, the within named bargainor, 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, on DECEMBER 4, 2015.

Notary Public

My Commission Expires: 5-8-2017

LISA A. LANIUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

KIM BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared KIM BROOKS, the within named bargainor, 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, on DECEMBER 4, 2015.

Notary Public

My Commission Expires: 5-8-2017

LISA A. LANIUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF Tennessee)
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 $1,200,000.00, 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 4th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

EXHIBIT A

Tract I

Land in Davidson County, Tennessee, being the southwest part of Lot No. 6 on the Plan of the Division of the Demonbreun Estate, as of record in Minute Book S, page 173, of the Circuit Court for said County, according to a survey made by Z. J. Wilkinson, Surveyor, dated September 17, 1940, as follows:

Said part of Lot No. 6 starts at a point in the westerly line of Lot No. 6, 30 feet South of the southerly line of the land conveyed to Murray Chair Company by deed of record in Book 1142, page 279, Register's Office for said County, at a point where the southerly margin of Davis Street extended intersects said Lot No. 6; thence eastwardly and parallel to said Murray Chair Company's southerly line to the West boundary of the Tennessee Central Railroad right-of-way, this line being the southerly margin of Davis Street extended; thence South 8 deg. West along the westerly boundary of said Tennessee Central Railroad right-of-way 350 feet, more or less, to the southerly boundary of Lot No. 6; thence westerly 148 feet to the westerly boundary of Lot No. 6; thence northwardly 342 feet, more or less, to the place of beginning.

Being the same property conveyed to Russell Wolfe, III, from Perk Products & Chemical Co., Inc., by deed of record in Book 6873, page 269, in the Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being a small strip of land in the 6th formerly the 9th Civil District of said County, described according to a plan of a large tract of land of which this is a part made in July 1922 by W. B. Southgate, Surveyor, as follows:

Beginning in the center of Nolensville Turnpike under the center of the bridge over Brown's Creek; thence with the center of said Turnpike, South 33 degrees 20 minutes East 375 feet, more or less, to the westerly line of the right-of-way of the Tennessee Central Railroad Company; thence with said right-of-way northerly 600 feet, more or less, to the North line of said tract of land; thence with said line, North 86 3/4 degrees West 100 feet, more or less, to the center of Brown's Creek; thence with the center of said Creek, South 5 degrees East 250 feet South 51 1/2 degrees West 92 feet to the beginning, including and excluding the right-of-way of the Nashville Railway and Lights Company.

Being the same property conveyed to Russell Wolfe, III from Neil Chaffin and Sandra Chaffin by deed of record in Book 8505, page 944, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Grant of Underground Cable Easement from Russell Wolfe, III to United States of America, of record in Book 10410, page 785, in the Register's Office of Davidson County, Tennessee.

3. Grant of Easement for Overhead Fiber Optic Line from Russell Wolfe, III to United States of America, of record in 11616, page 184, in the Register's Office of Davidson County, Tennessee.

4. Easement from Russell Wolfe, III to Interstate Fibernet, Inc., of record in Instrument No. 200006140059250, in the Register's Office of Davidson County, Tennessee.

5. Rights of the Railroad Company to expand its right of way to its full charter width.

6. Rights of upper and lower riparian owners in and to the waters of any creek or stream which bounds or traverses the land.

7. Easement for the flow of the waters of the Brown's river (or creek), and the rights of the public therein to that portion of the land lying below the ordinary low water mark of the Brown's River.

8. That portion of the land embraced within the bounds of any public road or thoroughfare.

9. Grant of Transmission Line Easements of record in Book 1163, page 322 and Book 1165, page 325, Register's Office for Davidson County, Tennessee.

10. Any encroachments that would be disclosed by a survey of the property.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

