BILL GARRETT, Davidson County
Trans:T20150104363 DEEDWARRSP
Recvd: 12/10/15 10:48 2 pgs
Fees:13.00 Taxes:3330.00
20151210-0124306

This Instrument Was Prepared By:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
DWELL INVESTMENT GROUP, LLC	CB&S BANK	105-03-0-285.00
1234 & 1240 Second Avenue South	PO BOX 910	105-03-0-350.00
Nashville, TN 37210	RUSSELVILLE, AL 35653	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION** (GRANTOR), has this day bargained and sold and hereby transfer and convey to **DWELL INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITIY COMPANY** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being the South 37 feet of Lot No.1 on the Resbdivision of D.F. Wilkin Property, of record in Plat Book 421, page 148, said Register's Office.

Said part of Lot 1 fronts 37 feet on the easterly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines 188 1/2 feet, more or less, to an alley.

Being the same property conveyed to Land Development Inc., a Tennessee Corporation by deed dated 10/9/2015 and filed for record as Instrument No 20151023-0108011, Register's Office for Davidson County, Tennessee.

Parcel 2:

Tract 1:

Being Lots No 3 and 4 on the Plan of Resudivision of D.F.Wilkin property as recorded in Book 421, page 148, Register's Office for Davidson County, Tennessee.

Said Lots No 3 and 4 front together 100 feet on the east side of Second Avenue South, formerly South Market Street, and run back between parallel lines 188 1/2 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of the D F Wilkins property as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No 2 fronts 50 feet on the easterly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines 188 1/2 feet to an alley.

Being the same property conveyed to Land Development.Com, Inc., a Tennessee Corporation by deed, dated 10/09/2015 of record as Instrument No 20151023-0108011, said Register's Office.

This is improved property known as 1234 and 1240 second Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit A attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 3rd day of December, 2015.

Land Development.com, Inc.

By Ardavan Afrakhteh
Its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.com, Inc., a Tennessee corporation, the within named bargainor, a Tennessee corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this 3rd day of December, 2015.

Notary Public
My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $900,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2015.

Notary Public
My commission expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018