BILL GARRETT, Davidson County
Trans:T20150107930 DEEDWARRSP
Recvd: 12/22/15 10:09 3 pgs
Fees:18.00 Taxes:6438.00
20151222-0128441

THIS INSTRUMENT PREPARED BY: JACK W. ROBINSON, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,740,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2015. Notary Public My Commission Expires: 6/6/17 LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: LYN Gallatin, LLC 2515 Nolensville Pike Nashville, TN 37211	Send Tax Bills To: SAME	Map-Parcel Number: Lot 4: 083010375 Lot 5: 083010376 Lot 6: 083010377 Lot 7: 083010378

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 consideration, the receipt of which is hereby acknowledged, **HOLT BROTHERS, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **LYN GALLATIN, LLC**, a Tennessee limited liability company, hereinafter called

the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 4 on the Map of J. B. Hancock's East End Addition, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the easterly side of the Gallatin Pike, and runs back between parallel lines, with the northerly margin of Grand Avenue, 170 feet to an alley.

Being the same property conveyed to Holt Brothers, Inc., by deed from Sue Hill Megling, of record in Book 4527, page 844, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 5 on the Map of J. B. Hancock's East End Addition, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the easterly side of Gallatin Pike and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Holt Brothers, Inc., by deed from J. B. Holt and Sam P. Holt, of record in Book 2924, page 151, Register's Office for Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, being Lot No. 6 on the Map of J. B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly side of the Gallatin Pike and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Holt Brothers, Inc., by deed from Emma Burnette, of record in Book 3850, page 683, Register's Office for Davidson County, Tennessee.

Tract 4:
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of J. B. Hancock's East End Addition, of record in Book 57, page 133, Register' Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the easterly side of Gallatin Pike or Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Holt Brothers Incorporated, by deed from A. B. Johnson and wife, Hazel Johnson, by deed of record in Book 3648, page 389, Register's Office for Davidson County, Tennessee.

Grantor further assigns to Grantee all warranties and governmental permits, licenses and approvals related to the Property to the extent the same are assignable.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to Matters shown on the Plan of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1001, 1003, 1005 & 1007 Gallatin Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the above described Property, together with, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, estate, title and interest thereon or anywise appertaining thereto belonging to the said Grantee, its successors and assigns, forever. Grantor warrants that it is seized and possessed of the Property, and Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

WITNESS my hand this 17th day of December, 2015.

HOLT BROTHERS, INC.

By: _____
Melissa House, Chairman of the Board

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELISSA HOUSE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **CHAIRMAN OF THE BOARD**, of the maker **HOLT BROTHERS, INC.**, of the maker and is authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of December, 2015.

_____
Notary Public

My Commission Expires: 12/6/2016

LINDA ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

624035.1/200736