SPECIAL WARRANTY DEED

L-LM-15-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
114 RE Investment, LLC	**New Owner**	
(NAME)	(NAME)	
5901 California Avenue		**09309010500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACE S. ALLEN, DANIEL R. SCOGGIN, TRUSTEE OF THE DANIEL R. SCOGGIN TRUST DATED JANUARY 15, 2002, WALTER S. HENRION, III AND LINDA N. CHASE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **114 RE INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly parts of Lots Nos. 236 and 237 on the Map of McNairy's Plan of West Nashville of record in Chancery Book 1, Page 15, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of 13th Avenue North and Grundy Street: thence with the southerly margin of Street eastwardly 105 feet 8 inches to the corner of Lots Nos. 235 and 236; thence with the line between said two lots southwardly 173 feet to the northeast corner of the property conveyed to A.D. Cole by deed from Margaret Halloran, et al, of record in Book 831, page 88, Register's Office for said County; thence with Cole's northerly line westwardly 100 feet to the easterly margin of 13th Avenue north; thence with said Avenue northwardly 150 feet to the beginning.

Being the same property conveyed to Daniel R. Scoggin, Walter S. Henrion, III and Charles E. Allen, as tenants in common by Warranty deed from James William Parker, III, an unmarried person of record in Book 5363, page 45, Register's Office for Davidson County, Tennessee, dated November 8, 1978 and recorded on November 13, 1978. Charles E. Allen having since died.

Being the same property conveyed to Grace S. Allen, The Surviving Spouse of Charles E. Allen and Sole Heir by Quitclaim deed from Grace S. Allen, as the Executrix of the Estate of Charles E. Allen, deceased of record in Instrument No. 20150121-0005785, Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 21, 2015.

Being the same property conveyed to Grace S. Allen by Quitclaim deed from Grace S. Allen, Trustee of the Allen Family Trust and Grace S. Allen, Trustee of the Marital Trust of record in Instrument No. 20160105-0000991, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel R. Scoggin, Trustee of the Daniel R. Scoggin Trust dated January 15, 2002, which is a revocable trust by Quitclaim deed from Daniel R. Scoggin, as tenant in common of record in Instrument No. 20090116-0004360, Register's Office for Davidson County, Tennessee, dated December 1, 2008 and recorded on January 16, 2009.

Being the same property conveyed to Daniel R. Scoggin, Trustee of the Daniel R. Scoggin Trust dated January 15, 2002 and Linda N. Chase by Quitclaim Deed from Daniel R. Scoggin, Trustee of the Daniel R. Scoggin Trust dated January 15, 2002 of record in Instrument No. 20160105-0000992, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160000935 DEEDWARRSP
Recvd: 01/05/16 15:59 5 pgs
Fees:28.00 Taxes:11100.00
20160105-0000993

This conveyance is subject to:

- 2016 County Taxes which have been prorated and assumed by Grantee.
- Plan of record in Chancery Book 1, Page 15, Chancery Court for Nashville, Tennessee.
- Memorandum of Lease Agreement of record in Instrument No. 20040202-0012507, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **114 George L. Davis Boulevard, Nashville, Tennessee 37203**.

Witness my hand this the 4th day of January, 2016.

Grace S. Allen

Grace S. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRACE S. ALLEN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2016.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my hand this the 31st day of December, 2015.

Daniel R. Scoggin Trust

Daniel R. Scoggin, Trustee

STATE OF CALIFORNIA

COUNTY OF IMPERIAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL R. SCOGGIN, TRUSTEE of the DANIEL R. SCOGGIN TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 31 of DECEMBER 2015.

Notary Public

My Commission Expires: 01-12-17

CAROLE A. STEWARD
COMM. # 2002077
NOTARY PUBLIC • CALIFORNIA
IMPERIAL COUNTY
Comm. Exp. JAN. 12, 2017

Witness my hand this the 30 day of Dec, 2015

Walter S. Henrion, III

ANITA PHOEBE MIRRO
Notary Public
State of Texas
Comm. Expires 10/10/2019

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER S. HENRION, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of Dec, 2015.

Notary Public

My Commission Expires: 10-10-19

Witness my hand this the 30th day of December, 2015.

Linda N. Chase

Linda N. Chase

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA N. CHASE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2015.



Notary Public

My Commission Expires: 06/29/2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212