BILL GARRETT, Davidson County
Trans:T20160002511 DEEDWARRSP
Recvd: 01/11/16 14:29 4 pgs
Fees:23.00 Taxes:4288.30
20160111-0002753

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
2301 Elliston Partners, LLC 4124 Crestridge Drive Nashville, Tennessee 37204	092-15-0-143.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **VINELAND LIMITED** (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **2301 ELLISTON PARTNERS, LLC** a Tennessee limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 2301 Elliston Place, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,159,000.00.

Affiant

Subscribed and sworn to before me this 8th day of January, 2016.

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Notary Public
My Commission Expires: 10-7-2019

under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8th day of January, 2016.

GRANTOR:

VINELAND LIMITED

By: _____
Name: Gregory Ramos
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Theresa Hostetler a Notary Public in and for the State and County aforesaid, personally appeared Gregory Ramos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Vineland Limited the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 8th day of January, 2016.

Theresa Hostetler
Notary Public

My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Exhibit A
Property

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot 13 on the unregistered plan of part of the Elliston Property, the original plan of said property being of record in Book 21, page 141, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southwest corner of Elliston Place and 23rd Avenue North, thence with the southerly margin of Elliston Place, westerly 104.8 feet to the corner of Lots 13 and 14; thence southerly with the line between said lots 34.14 feet to the northwest corner of the property conveyed to Dan E. McGugin by deed from Guarantee Construction Company, of record in Book 409, page 356, said Register's Office; thence with his northerly line, easterly 100 feet to the westerly margin of 23rd Avenue North; thence with the westerly margin of said street, 65.5 feet to the point of beginning.

Being the same property conveyed to VINELAND LIMITED, by deed from THE MAYFAIR PARTNERSHIP, of record in Book 8196, page 31, dated September 12, 1990, said Register's Office.

Exhibit B
Permitted Encumbrances

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

3. Real estate taxes, stand-by fees, and assessments (general and special) for the current year, 2016, and all subsequent years for Map-Par. 092-15-0-143.00.

4. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

5. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

6. Rights of tenants in possession, as residential tenants only, under unrecorded leases or rental agreements.

7. Those matters reflected on that ALTA/ACSM Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351 with Crawford and Cummings, P.C., dated December 8, 2015, designated as CCPC Job No. 15-131.