THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
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(615) 246-2544

BILL GARRETT, Davidson County
Trans:T20160002957 DEEDWARRSP
Recvd: 01/12/16 14:03 3 pgs
Fees:18.00 Taxes:345.19
20160112-0003296

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Robinson Construction Group LLC 1400 North Mt. Juliet Road, Suite 200 Mt. Juliet, TN 37122	New Owner(s)	071-14-0-305.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EIGHT-NINE KING DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto ROBINSON CONSTRUCTION GROUP LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is known as 23 Fern Avenue, Nashville, Davidson County, Tennessee 37207. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, its heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor only, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 12 day of January, 2016.

GRANTOR:

EIGHT-NINE KING DEVELOPMENT, LLC

By: Tim E. King, Sec
Tim E. King, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared Tim E. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument) of EIGHT-NINE KING DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Secretary.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 12 day of January, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Ninety-Three Thousand Two Hundred Ninety-Four and 87/100 Dollars ($93,294.87).

AFFIANT

Sworn to and subscribed before me, this 12 day of January, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Block E, East View Subdivision of record in Plat Book 547, page 64, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Eight-Nine King Development, LLC, a Tennessee limited liability company, by deed from Urban Gate Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20150605-0052955, said Register's Office.