BILL GARRETT, Davidson County
Trans: T20160005394 DEEDWARRSP
Recvd: 01/20/16 14:50 4 pgs
Fees: 23.00 Taxes: 4810.00
20160120-0005949

This Instrument Prepared By (and return to)
TRESSLER & ASSOCIATES, PLLC
212 N. Castle Heights Avenue
Lebanon, Tennessee 37087
File #15-1154

NEW OWNER	SEND TAX BILL	MAP / PARCEL
1912 Charlotte Retail Partners, LLC 209 29th Avenue North Suite 150 Nashville, Tennessee 37203	Same	092/11-0-058.00

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 considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES E. ROGERS**, and **JANICE K. ROGERS, TRUSTEES OF THE ROGERS FAMILY REVOCABLE LIVING TRUST DATED MAY 20, 2015**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **1912 CHARLOTTE RETAIL PARTNERS, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 and the easterly 5 feet of Lot No. 3 in the amended Plan of Subdivision of Jesse Thomas, deceased, the Plat of which is of record in Plat Book 161, Page 58, Register's Office for Davidson County, Tennessee.

Said Lots front together 83 feet on the northerly side of Charlotte Avenue (former Cedar Street) and extend back northward between parallel lines measuring 150 feet to an alley.

INCLUDED in the above-described property, but specifically EXCLUDED therefrom is the following described tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 4489, Page 897, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, described as follows, to-wit:

An angular-shaped parcel of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the Amended Plan of Subdivision of Jessie Thomas Plan, of record in Plan Book 161, Page 58, Register's Office for Davidson County, Tennessee.

Said parcel of land fronts 15 feet on both Charlotte Avenue and Lyle Avenue and is connected by a curve that has a 15-foot radius on which it measures 23.56 feet thereon.

BEING the same property conveyed to James R. Rogers, and wife, Janice K. Rogers, by Warranty Deed from Katherine Murray (as to an undivided 3/6 interest), Louis Murray (as to an undivided 1/6 interest), Reverend Christopher Murray & as to an undivided 1/6 interest); and Mary Cecilia Ralston, and Yvonne Pittman, Joint Conservators of the Estate of Elizabeth Murray Watkins (as to an undivided 1/6 interest), dated October 12, 1985, of record in Book 6695, Page, 741, Register's Office for Davidson County, Tennessee; and further conveyed by Quitclaim Deed from James E. Rogers, and Janice K. Rogers dated May 20, 2015 to James E. Rogers and Janice K. Rogers, Trustees of the Rogers Family Revocable Living Trust dated May 20, 2015, of record in Instrument #20150527-0048723, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1912 Charlotte Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 15th day of January, 2016.

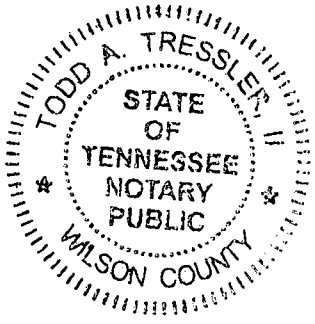
James E. Rogers, Trustee of the Rogers Family Revocable Living Trust dated May 20, 2015

Janice K. Rogers, Trustee of the Rogers Family Revocable Living Trust dated May 20, 2016

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAMES E. ROGERS**, and **JANICE K. ROGERS, TRUSTEES FOR THE ROGERS FAMILY REVOCABLE LIVING TRUST DATED MAY 20, 2015**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of January, 2016.



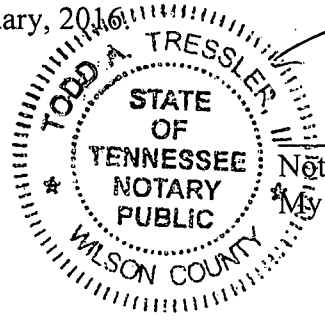
Notary Public
My Commission Expires: 5-30-17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this
15th day of January, 2016.



Notary Public
My Commission Expires 5-30-17

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2016, and all subsequent years' real property taxes.

(b) Subject to any and all matters shown on the plat of record in Plat Book 161, Page 58, Register's Office for Davidson County, Tennessee.