BILL GARRETT, Davidson County
Trans:T20160006079 DEEDWARRSP
Recvd: 01/25/16 10:17 4 pgs
Fees:23.00 Taxes:14800.00
20160125-0006668

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
HAWKINS HOGAN PLC
205 17TH AVENUE NORTH, SUITE 202
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Charles E. Cooke **205 17th Avenue North, Suite 200** **Nashville, TN 37203**	**(Same)**	**Map 092-B** **Parcel 018.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **J.D. Eatherly** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Charles E. Cooke** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, those certain tracts or parcels of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **1400-1500 Clinton Street, Nashville, Tennessee 37203.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat, and including, without limitation: (a) Easement for Trunk Sanitary Sewer of record in Book 3529, page 498, in the Register's Office for Davidson County, Tennessee, and (b) Easement to Southern Bell Telephone and Telegraph Company of record in Book 1066, page 395, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever. The Grantor, for himself and his heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 21ST day of January, 2016.

GRANTOR:

J.D. Eatherly

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **J.D. Eatherly**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of January, 2016.

Notary Public

My commission expires: MAR. 7, 2017

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $4,000,000.00.

Affiant

Sworn to and subscribed before me on this 21st day of January, 2016.

Notary Public
My Commission Expires: MAR. 7, 2017

G. MILLER HOGAN II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMM. EXP. MAR 7, 2017

EXHIBIT A

[Property Legal Description]

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Beginning at a point at the NE intersection of Clinton Street and 14th Avenue North;

Thence with 14th Avenue North N 18 deg 19 min 03 sec W 150.00 feet to a point in the margin with CSX Railroad;

Thence with CSX N 71 deg 40 min 57 sec E 644.73 feet to a point;

Thence leaving CSX S 18 deg 19 min 03 sec E 150.00 feet to a point on Clinton Street;

Thence with Clinton Street S 71 deg 40 min 57 sec W 644.73 feet to the point of beginning containing 2.22 acres.

Being the same property conveyed to J.D. EATHERLY, by deed from P & E DISTRIBUTORS, of record in Book 9296, page 820, said Register's Office.

The foregoing description was taken from the Survey prepared by Brackman Land Surveying, David P. Brackman, R.L.S #1684 dated January 15, 2016, File No. 16001.