This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 01/26/16 09:39 6 pgs
Fees:33.00 Taxes:1665.00
20160126-0007260

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
8 McFerrin Partners, LLC 212 Heady Drive Nashville, TN 37219	[SAME]	082-12-0-314.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CLARENCE STAMPS, JR.** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **8 MCFERRIN PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved real property known as **8 McFerrin Avenue, Nashville, Davidson County, Tennessee 37206**.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

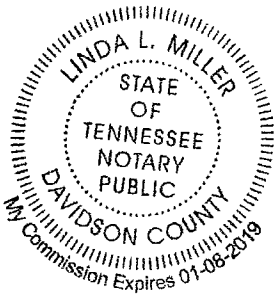
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



Witness my hand this 25th day of January, 2016.

GRANTOR:

Clarence Stamps, Jr.

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence Stamps, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Signature

Linda L Miller
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 1/8/2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me this the 25th day of January, 2016.

Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the Southerly parts of Lots Nos. 5 and 6 in R.W. Brown's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 69, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner Engineers, on February 5, 1969, as follows:

Beginning at a concrete monument at the Northwesterly intersection of McFerrin Avenue and the first alley South of Main Street; running thence with the Northerly margin of said alley, South 65 deg. 05 min. West 98.75 feet to an iron pin; thence North 31 deg. 08 min. West 33.00 feet to an iron pin; thence North 50 deg. 16 min. 50 sec. East 88.52 feet to the Westerly margin of McFerrin Avenue; thence with the Westerly margin of McFerrin Avenue, South 41 deg. 43 min. East 57.90 feet to the beginning.

Being the same property conveyed to Clarence Stamps, Jr. by Warranty Deed from William Fred Jennings and Willie H. Jennings, William Fred Jennings, Joyce Gaddis and Kathy French, the heirs at law of William A. Jennings, recorded on the 16th day of April, 1999 in Deed Book 11435, Page 282, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Restrictions, dedication, conditions, reservations, easements and other matters shown on plat of R.W. BROWN'S ADDITION TO EDGEFIELD, as recorded in Plat Book 21, Page 69, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).