Instrument Prepared By:
H. Brent Patrick, Esq.
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

BILL GARRETT, Davidson County
Trans:T20160011204 DEEDWARRSP
Recvd: 02/10/16 09:43 4 pgs
Fees:23.00 Taxes:4625.00
20160210-0012728

SPECIAL WARRANTY DEED

New Owner Address:	Send Tax Bills To:	Map/Parcel Number(s)
Humphreys Street Properties, LLC 805 South Church Street, Suite 21 Murfreesboro, Tennessee 37130	Humphreys Street Properties, LLC 805 South Church Street, Suite 21 Murfreesboro, Tennessee 37130	105 03 0 159.00 105 03 0 161.00

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Fifty Thousand and 00/100 Dollars ($1,250,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Thomas Burnette** and **Stephen Rodger Stephens**, as general partners of Randal Sands, et al., a Tennessee General Partnership, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Humphreys Street Properties, LLC**, hereinafter called the Grantee, its successors and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 90 and the northerly 44.5 feet of Lot No. 89 on the Plan of Humphrey, Houston and Martin's Addition of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

TRACT II: Land in Davidson County, Tennessee, being the southerly 105 ½ feet of Lot No. 89 on the Plan of Humphreys, Houston and Martin's Addition to South Nashville, of record in Book 36, Page 117, Register's Office for said County.

Said part of Lot No. 89 fronts 50 feet on the northerly margin of Humphreys Street and runs back between parallel lines with the westerly margin of Martin Street, 105 ½ feet to a dead line.

Being the same property conveyed to Randal H. Sands, David Thomas Burnette, Stephen Rodger Stephens and William Glenn Johnson, Jr., a Tennessee general partnership by deed from Horace Sullivan, individually and d/b/a H & R

Company, a Tennessee partnership of record in Book 8088, Page 181, Register's Office for Davidson County, Tennessee.

Subsequent to said conveyance William Glenn Jonson and Cecelia S. Sands and SunTrust Bank, Nashville, N.A., Executor of the Estate of Randal H. Sands, deceased, conveyed to said partnership any and all interest they may have in said property as a general partner or otherwise, by quitclaim deeds of record in Book 11057, page 541 and Book 11057, page 543, respectively, Register's Office for Davidson County, Tennessee.

Said property is known as 1213 Martin Street, Nashville, Tennessee 37203 **and** 464 Humphreys Street, Nashville, Tennessee 37203.

This conveyance is subject to 2016 Davidson County property taxes which have been prorated and will be paid by Grantee, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

TO HAVE AND TO HOLD the above-referenced tracts or parcels of real property, with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever; and Grantor hereby covenants with the Grantee that they are lawfully seized and possessed of the above-referenced tracts or parcels of real property in fee simple, have a good right to convey it, and the same is unencumbered except as herein set out; and Grantor does hereby further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to said Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand on this the 9th day of February, 2016.

By: _____
David Thomas Burnette, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Thomas Burnette**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a general partner of Randal Sands, et al., a Tennessee General Partnership, and as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of Randal Sands, et al., as general partner and acknowledged the instrument to be the free act and deed of Randal Sands, et al., a Tennessee General Partnership.

WITNESS by hand and seal, this the 9th day of February, 2016.

SEAL; STATE OF TENNESSEE NOTARY PUBLIC Davidson County

_____
NOTARY PUBLIC

My Commission Expires: May 3, 2016

By: Stephen Rodger Stephens
STEPHAN ~~Stephen~~ Rodger Stephens, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Rodger Stephens**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a general partner of Randal Sands, et al., a Tennessee General Partnership, and as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of Randal Sands, et al., as general partner and acknowledged the instrument to be the free act and deed of Randal Sands, et al., a Tennessee General Partnership.

WITNESS by hand and seal, this the 9th day of February, 2016.

Tabitha Jo Langley STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Tabitha Jo Langley
NOTARY PUBLIC

My Commission Expires: May 3, 2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $1,250,000.00.

Affiant

Sworn to and subscribed to before me on this the 9th day of February, 2016.

Tabitha Jo Langley {SEAL} STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Tabitha Jo Langley
Notary Public

My Commission Expires: May 3, 2016

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