Davidson County DEEDWARRSP
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Fees:23.00 Taxes:2266.25
20160219-0016208

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #28065-1
Box #14

NEW OWNER AND MAIL TAX BILLS TO	PROPERTY ADDRESS	MAP / PARCEL
Solomon Klein LLC a Tennessee limited liability company 541 Summit Oaks Court Nashville, TN 37221 Attention: Kevin Klein	1224 6th Avenue North Nashville, Tennessee 37208	08209027200

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 19th day of February 2016 by and between Roger LaRose II (hereinafter referred to as "Grantor"), and SOLOMON KLEIN, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit (the "Real Estate"):

LAND in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 94 and the southerly 15 feet of Lot No. 95 on the Plan of D. T. McGavock' s First Addition to Nashville, as of record in Book 10, Pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 94 and 95 front together 35 feet on the easterly side of 6th Avenue North, formerly High Street, and run back between parallel lines 170.9 feet to an alley.

BEING all of the same property conveyed to Roger LaRose, II and wife, Carmon Leann LaRose by Warranty Deed dated August 7th, 2003 from George R. Zepp, unmarried, of record in Instrument No. 20030811-0114656, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree, of record in Docket No. 05D-1042 Fourth Circuit Court for said county. The said property was further conveyed to Roger LaRose, II by Quitclaim Deed dated November 14th, 2005 from Carmon Leann LaRose, of record in Instrument No. 20051114-0137606, Register's Office for said County.

THIS is improved property, known as 1224 6th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

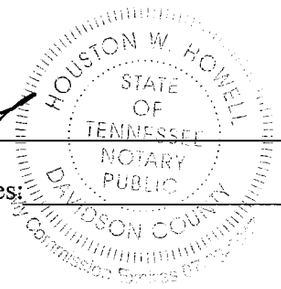
IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by his duly authorized representative on the day and year first above written.

Roger LaRose II

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger LaRose II, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of February 2016.



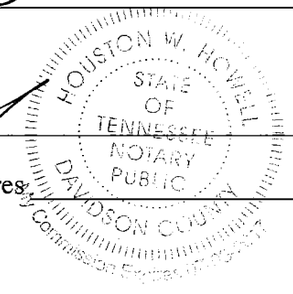
Notary Public
My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $612,500.00.

Affiant

Subscribed and sworn to before me
this 19th day of February 2016.



Notary Public
My Commission Expires:

EXHIBIT A
PERMITTED ENCUMBRANCES

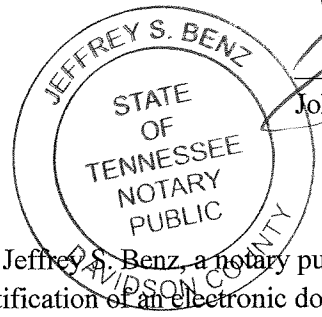
1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 08209027200.

2. Matters shown on the Plan of record in Deed Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants for the Phillips-Jackson Street Redevelopment District, of record in Book 9183, Page 130; Book 11625, Page 280; Instrument No. 20020425-0051069; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, said Register's Office.

4. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019