This Instrument Prepared By (and return to)
TRESSLER & ASSOCIATES, PLLC
212 N. Castle Heights Avenue
Lebanon, Tennessee 37087
File #16-0101

NEW OWNER	SEND TAX BILL	MAP / PARCEL
J.D. Rivergate Land Trust c/o Steve Eatherly, Trustee 1720 West End Avenue Nashville, Tennessee 37203	Same	10407/517.00

BILL GARRETT, Davidson County
Trans:T20160014338 DEEDWARRSP
Recvd: 02/22/16 11:21 5 pgs
Fees:28.00 Taxes:2274.54
20160222-0016598

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 consideration, the receipt of which is hereby acknowledged, **QUENTON SCOTT PULLIAM** and **JUSTIN SAMUEL PULLIAM**, Co-Trustees of the Residuary Trust u/w/o Quenton Pulliam, and **BRENDA ANN PULLIAM, QUENTON SCOTT PULLIAM** and **JUSTIN SAMUEL PULLIAM**, Co-Personal Representatives of the Estate of Quenton Pulliam, Jr., (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **STEVE EATHERLY, TRUSTEE FOR THE J.D. RIVERGATE LAND TRUST**, (hereinafter referred to as the "**Grantee**"), his heirs, successors and assigns, a one-half (1/2) undivided interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the west 90 feet of Lot No. 7 and the east 40 feet six (6) inches of Lot 8 on the Plan of E. C. Scruggs Lots, as of record in Book 57, Page 114, Register's Office for said County.
>
> Said parts of said lots adjoin and front 130 feet 6 inches on the south side of Belcourt Avenue and run back between parallel lines, 138 feet to an alley.
>
> Being the same property conveyed to Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Trustees of the Residuary Trust u/w/o Quenton Pulliam, Sr., as to a twenty-seven and one-half (27.50%) percent undivided interest, and Brenda Ann Pulliam, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Personal Representatives of the Estate of Quenton Pulliam, Jr., as to a twenty-two and one-half (22.50%) percent undivided interest, by Quitclaim Deed of record in Instrument No. 20160222-0016597, Register's Office for Davidson County, Tennessee.

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever. Grantors covenant that except as may be provided on Exhibit "A" hereto the Property is free from all encumbrances made or suffered by Grantors and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing

whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to said Property to said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors.

This is IMPROVED property known as 2141 Belcourt Avenue, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 16th day of February, 2016.

RESIDUARY TRUST U/W/O
QUENTON PULLIAM SR.

By: _____
QUENTON SCOTT PULLIAM, Co-Trustee

By: _____
JUSTIN SAMUEL PULLIAM, Co-Trustee

ESTATE OF QUENTON PULLIAM JR.

By: _____
BRENDA ANN PULLIAM,
Co-Personal Representative

By: _____
QUENTON SCOTT PULLIAM,
Co-Personal Representative

By: _____
JUSTIN SAMUEL PULLIAM,
Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ERIK THORNGREN, a Notary Public, QUENTON SCOTT PULLIAM, Co-Trustee of the Residuary Trust u/w/o Quenton Pulliam, Sr., 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 this 16th day of February, 2016.

Notary Public

My Commission Expires:
May 3, 2016

ERIK THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ERIK THORNGREN, a Notary Public, JUSTIN SAMUEL PULLIAM, Co-Trustee of the Residuary Trust u/w/o Quenton Pulliam, Sr., 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 this 16th day of February, 2016.

Notary Public

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May 3, 2016

ERIK THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ERIK THORNGREN, a Notary Public, BRENDA ANN PULLIAM, Co-Personal Representative of the Estate of Quenton Pulliam, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 16th day of FEBRUARY, 2016.

Notary Public

My Commission Expires:
MAY 3, 2016

ERIK THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

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COUNTY OF DAVIDSON)

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WITNESS my hand this 16th day of FEBRUARY, 2016.

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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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 57, Page 114, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 614,740.00
Brad Major, Affiant
Subscribed and sworn before me this the
22nd Day of February, 2016
L. Chandler, Deputy Register