This instrument prepared by and return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160014777 DEEDWARRSP
Recvd: 02/23/16 12:11 3 pgs
Fees:18.00 Taxes:1961.00
20160223-0017138

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
The Heritage at Jefferson, LLC	New Owner	09202033800
1824 Jefferson St., Unit C		&
Nashville, TN 37208		09202033900

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Donald Day and wife, Carol Brunson Day** have this day bargained and sold, and do hereby transfer and convey unto the said **The Heritage at Jefferson, LLC, a Tennessee limited liability company**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Tract I:

Parcel 1:

Land in Davidson County, Tennessee, being part of Lots No. 17 and 18 on the Plan of Bransford Realty Co's Subdivision of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.

Said Lot No. part of Lots No. 17 and 18 adjoin and front 65 feet on the northerly side of an alley, and extends back 9.18 feet on the westerly line and 61.65 feet on the easterly line to the right of way line of Interstate Highway I-40 on which it measures 84.67 feet.

Parcel 2:

Land in Davidson County, Tennessee, being the southerly part of the easterly 40 feet of Lot 18 on the Plan of Bransford Realty Co's Subdivision of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the north side of an alley, and extends back 93.79 feet on the east line and 61.65 feet on the westerly line to the controlled access highway, and measures 51.95 feet thereon.

Parcel 3:

Being the south part of lot 19, Bransford Realty Co's Subdivision, as of record in Book 421, page 90, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of the first alley south of Jefferson Street and runs back 134.07 feet on the east line and 93.70 feet on the west line to the State of Tennessee property line on which it measures 64.93 feet.

Parcel 4:

Being Lot No. 20, Bransford Realty Company's Subdivision, as of record in Book 421, page 90, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines 182 feet, more or less to an alley.

Being the same property conveyed to Donald Day and wife, Carol Brunson Day by warranty deed from Ehrai Acklen Zapp and James S. Zapp of record in Instrument No. 20000107-0082712 Register's Office for Davidson County, Tennessee, dated 12/22/1999 and recorded on 01/07/2000. Being also known as 2407 & 2413 Jefferson St. Nashville, TN 37208.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Bransford Realty Co's Subdivision of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 35 feet on the southerly side of Jefferson Street and runs back between parallel lines 182 feet to an alley.

Being the same property conveyed to Donald Day and wife, Carol Day by Warranty Deed from James A. Carpenter, Jr. and Katie J. Carpenter of record in Instrument No. 20060811-0099327 Register's Office for Davidson County, Tennessee, dated 07/20/2006 and recorded on 08/11/2006.

This conveyance is subject to:

- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Deeds to the State of Tennessee of record in Book 4123, Page 291, Book 4148, Page 595, and Book 4152, Page 153, in the Register's Office for Davidson County, Tennessee.
-Acknowledgment of Termination of Right of Entry of record in Instrument Number 20150605-0053107, in the Register's Office for DavidsonCounty, Tennessee.

This is improved property, known as **2407 & 2413 Jefferson Street, Nashville, TN 37208**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling structure located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 18th day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donald Day

Donald Day

Carol B Day

Carol Brunson Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD DAY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL BRUNSON DAY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of February 2016.

Notary Public

My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Affix Seal)