BILL GARRETT, Davidson County
Trans:T20160017794 DEEDWARRSP
Recvd: 03/03/16 15:50 4 pgs
Fees:23.00 Taxes:1757.50
20160303-0020736

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	Send Tax Bills to	Map and Parcel No.:
2802 GP c/o Brittany T. Lorenzi P.O. Box 1652 Brentwood, TN 37024	Same	118-070-164.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STD Properties, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2802 GP**, a Tennessee general partnership ("Grantee"), all of that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 29th day of February, 2016.

STD Properties, LLC

By: _____

Its: President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Angela Rice, a Notary Public in and for said County and State, the within named Dan Frankum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of STD Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand, at office, this 29th day of February, 2016.

ANGELA RICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

Angela Rice
Notary Public

My commission expires: 10-7-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me,
this 29th day of February, 2016.

Whitney Hoskins
Notary Public
My Commission Expires: 08-20-2019

WHITNEY HOSKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 16, BLOCK "D" MAP OF BERRY HILL GARDENS, as shown on plat of record in Plat Book 1130, page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to STD Properties, LLC, from Walter Owens III, an unmarried person by Special Warranty Deed of record in Instrument No. 201402030009514, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 1130, Page 36, in the Register's Office of Davidson County, Tennessee.

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