BILL GARRETT, Davidson County
Trans:T20160025601 DEEDWARRSP
Recvd: 03/30/16 11:40 4 pgs
Fees:23.00 Taxes:2645.50
20160330-0029953

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Belmont Court, LLC 10200 Ramsey Way Dickson, TN 37055	104-16-0-358.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HILSEA HOLDINGS, LTD.** (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **BELMONT COURT, LLC** a Tennessee limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 2216 Belmont Boulevard, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me this 30th day of March 2016.

Notary Public
My Commission Expires:

AMANDALYN R. MANLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 06-21-2016

under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 29th day of March, 2016.

GRANTOR:

HILSEA HOLDINGS, LTD.

By: _____
Name: Gregory Ramos
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Brooke Baird, a Notary Public in and for the State and County aforesaid, personally appeared Gregory Ramos, 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 Authorized Representative of Hilsea Holdings, Ltd. the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 29th day of March, 2016.

BROOKE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

Brooke Baird
Notary Public

My Commission Expires: Jan 8, 2019

Exhibit A
Property

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot 124, as shown on the map entitled Belmont Land Company's Property called Belmont Heights, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 124 fronts 50 feet on the easterly margin of Belmont Boulevard and extends back between parallel lines, 186 feet, more or less, to an alley.

Being the same property conveyed to HILSEA HOLDINGS, LTD., by deed from CLIFTON E. BOSWELL and wife, SHIRLEY S. BOSWELL, of record in Book 10851, page 316, dated March 19, 1998, said Register's Office.

Exhibit B
Permitted Encumbrances

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

3. Real estate taxes, stand-by fees, and assessments (general and special) for the current year, 2016, and all subsequent years for Map-Par. 104-16-0-358-00.

4. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

5. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

6. Rights of tenants in possession, as residential tenants only, under unrecorded leases or rental agreements.

7. Any matter that might be reflected on a current survey.

8. Matters shown on the Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.