BILL GARRETT, Davidson County
Trans:T20160033905 DEEDWARRSP
Recvd: 04/25/16 15:08 4 pgs
Fees:23.00 Taxes:1905.50
20160425-0040123

SPECIAL WARRANTY DEED

FROM: Matteson-Hudson Construction Company

TO: Charles E. Cardwell, Trustee under the Revocable Trust Agreement of Charles E. Cardwell dated December 20, 2013

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Charles E. Caldwell, Trustee<br>105 Lea Avenue, Unit 1<br>Nashville, TN 37210 | Same | Map 118-7-A, Parcel 3.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $515,000.00.

Charles E. Cardwell
Affiant

Sworn to and subscribed before me, this 21st day of April, 2016.

Traci Sellers
Notary Public

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

My Commission Expires:

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matteson-Hudson Construction Company** (the "Seller") by these presents does transfer, sell and convey unto **Charles E. Cardwell, Trustee under the Revocable Trust Agreement of Charles E. Cardwell dated December 20, 2013** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 25th day of April, 2016.

SELLER: Matteson-Hudson Construction Company,
A Tennessee corporation

By:_____
Thomas M. Hudson, Jr.
Title: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas M. Hudson, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Matteson-Hudson Construction Company, a Tennessee corporation, 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 corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 25th day of April, 2016.

_____
Notary Public

My Commission Expires:_____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

## EXHIBIT A

## PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Unit "C" on the plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081 and amended as Instrument No. 20081230-0123702 in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "C" and together with a 30.97% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.

BEING a portion of the same property conveyed to Matteson-Hudson Construction Company, by Warranty Deed recorded as Instrument No. 20050622-0071639, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and future years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1130, Page 36, said Register's Office.

3. Master Deed of record in Instrument No. 20070409-0042081 and Amended as Instrument No. 20081230-0123-702, said Register's Office.

4. Restrictive covenants contained in an instrument of record in Book 1165, Page 627, and Book 1429, Page 672, said Register's Office.

5. Joint Construction and Access Easement of record as Instrument No. 20070511-0056545.

6. Restrictions as set out in Joint Construction and Access Easement of record in Instrument No. 20070511-0056545.