Bk 36

BILL GARRETT, Davidson County
Trans:T20160041340 DEEDWARRSP
Recvd: 05/17/16 14:27 3 pgs
Fees:18.00 Taxes:444.00
20160517-0049280

THIS INSTRUMENT PREPARED BY: *Paul B. Buchanan* *Ortale Kelley* *330 Commerce Street, Suite 110* *Nashville, TN 37201* BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Bobbie Cooper My Commission Expires December 6, 2016 STATE OF TENNESSEE	*STATE OF TENNESSEE)* *COUNTY OF DAVIDSON)* *The actual consideration or value, whichever is greater, for this transfer is $120,000.00.* Steven R Tracy *Affiant* *Subscribed and sworn to before me, this the 16th day of May, 2016.* *Notary Public* *My Commission Expires:*

Name and Address of New Owner:

Advanced Plating, Inc.
1425 Cowan Court
Nashville, TN 37207

Send Tax Bills to:

SAME ADDRESS AS NEW OWNER

Street Address of Subject Property:	**Map and Parcel No.:**
955 E. Trinity Lane Nashville, TN 37207	72-5-158.00

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE WITH RELEASE

Grayport Holdings, LLC, a Tennessee Limited Liability Company (hereinafter called **"Grantor"**) for and in consideration of $120,000.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantor's liability under that certain Promissory Note (herein "Note") dated May 13, 2006, in the original principal amount of $500,000.00, executed and delivered by Grantor and payable to the order of Advanced Plating, Inc., a Tennessee corporation (hereinafter called **"Grantee"**), do hereby grant, bargain, sell and convey unto Grantee, its

successors and assigns, all that certain tract or parcel of land in Davidson County, Tennessee and more particularly described as follows (herein "Real Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the James C. Eller Land, of record in Plat Book 5200, page 368, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Grayport Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed from Advanced Plating, Inc., a Tennessee corporation, as Instrument No. 20101029-0086958 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described property is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to matters shown on plan of record in Plat Book 5200, page 368, in the Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 4231, page 634, in said Register's Office.

4. Easement for sewer line granted the State of Tennessee as shown in Book 1229, page 552, in said Register's Office.

5. Assignment of privilege of free taps to the sewer as provided in Instrument of record in Book 4231, page 634, in said Register's Office.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The above property is improved property located at 955 E. Trinity Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD, the aforesaid Real Property, with all and singular the hereditaments and appurtenances, estate, title and interest thereto belonging or in anywise appertaining unto the said **Grantee**, its successors and assigns, in fee simple, forever.

And the **Grantors** covenant with the **Grantee** that they are lawfully seized and possessed of the said Real Property in fee simple, that it has full power and lawful authority to sell and convey the same; and that title thereto is free, clear and unencumbered, except as provided herein, and, that it will forever warranty and defend the title to the said Real Property to the **Grantee**, its successors and assigns against the lawful claims of all persons claiming by or through Grantors, but not further or otherwise.

This Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration there, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Tennessee Deed of Trust, Assignment of Leases and Rents, Security Agreement and

Fixture Filing between Grayport Holding, LLC, a Tennessee limited liability company, as Grantor and Paul M. Buchanan, as Trustee, and Advanced Plating, Inc., as Beneficiary, dated August 1, 2010, in the original principal sum of $488,000.00 and recorded as Instrument No. 20101029-0086959, in the Register's Office for Davidson County, Tennessee and the Note secured thereby; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

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, the **Grantor** has hereunto set his/her name on this the 16th day of May, 2016.

Grayport Holding, LLC, a Tennessee Limited Liability Company:

By: Jeffrey Greening

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Jeffrey Greening, with whom I am personally acquainted and who, upon oath, acknowledged [himself, herself] to be the President of **GRAYPORT HOLDING, LLC**, a Tennessee Limited Liability Company, the within named bargainor, and that [he, she] as 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, herself] as President.

WITNESS my hand and official seal of office in Nashville, Tennessee, this 16th day of May, 2016.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

Notary Public

My Commission Expires: _____