BILL GARRETT, Davidson County
Trans:T20160058851 DEEDWARRSP
Recvd: 07/11/16 12:04 4 pgs
Fees:23.00 Taxes:17760.00
20160711-0070657

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $4,800,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2016. Notary public My commission expires: NOTARY PUBLIC Traci Sellers My Commission Expires March 6, 2018 STATE OF TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
AM Investors, LLC Attn: Dorothy Keenan 104 East Park Drive, Suite 106 Brentwood, TN 37027	SAME	118 06 0 160.00 118 06 0 160.00 001 118 06 0 160.00 002

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELROSE INVESTORS, LLC**, a Tennessee limited

liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AM INVESTORS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 3 on the Plan of Melrose Shopping Center as shown on the Plat recorded in Book 7900, page 657, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being the same property conveyed to Melrose Investors, LLC, a Tennessee limited liability company, by deed from Check Holdings, LLC, a Tennessee limited liability company, of record as Instrument Number 20140918-0085853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments for 2016 and subsequent years, a lien not yet due and payable.
2. All matters shown on the Plan of record in Book 7900, page 657, Register's Office for Davidson County, Tennessee.
3. Drainage, Detention, Access Road, and Sign Agreement of record in Book 9237, page 382, Register's Office for Davidson County, Tennessee.
4. Site Development Agreement of record in Book 9237, page 425, Register's Office for Davidson County, Tennessee.
5. Memorandum of Lease of record in Book 8124, page 361, Register's Office for Davidson County, Tennessee, as amended by Second Amendment to Ground Lease Agreement of record in Book 9237, page 372, Register's Office for Davidson County, Tennessee,
6. Reciprocal Easement Agreement of record in Book 9237, page 452, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Reciprocal Easement Agreement of record as Instrument Number 20000317-0027543, Register's Office for Davidson County, Tennessee.
7. Reserve Easement and Restrictions Agreement of record in Book 9237, page 495, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictive Covenants of record in Book 10184, page 201, Register's Office for Davidson County, Tennessee, as amended by Corrected Declaration of Restrictive Covenants of record in Book 10184, page 857, Register's Office for Davidson County,

Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument Numbers 20150211-0012786, 20150407-0030206, and 20151005-0100822, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement and/or Public Street Right-of-Way of record as Instrument Number 20150325-0025633, Register's Office for Davidson County, Tennessee.

11. Restrictions contained in Special Warranty Deed of record as Instrument Number 20071106-0131165, Register's Office for Davidson County, Tennessee.

12. Matters shown on the ALTA/NSPS Land Title Survey by R. Scot Cherry, TN RLS No. 1512, with Cherry Land Surveying, Inc., dated June 23, 2016 and designated as Job No. 16097.

This is improved property known as 810 Gale Lane, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under the Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the 8th day of July, 2016.

GRANTOR:

MELROSE INVESTORS, LLC,
a Tennessee limited liability company

By: _____
Randy E. Chance, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDY E. CHANCE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **CHIEF MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of June, 2016.

_____
Notary Public

My Commission Expires: 5/8/17

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

652468.1/020160918