BILL GARRETT, Davidson County
Trans:T20160062446 DEEDWARRSP
Recvd: 07/20/16 13:27 5 pgs
Fees:28.00 Taxes:2312.50
20160720-0074785

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Dent Properties, LLC 3310 West End Avenue, Suite 400 Nashville, TN 37203	Same	118-07-52

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 which are hereby acknowledged, 2708 GREYSTONE, LLC, A Missouri limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to DENT PROPERTIES, LLC, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2708 Greystone Road, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 19th day of July, 2016.

2708 GREYSTONE, LLC

By: _____

Name: Laurence J. Tietjen

Title: Member

STATE OF MISSOURI)

COUNTY OF SAINT LOUIS)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Laurence J. Tietjen, 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 the Member of 2708 Greystone, LLC, a limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 19th day of July, 2016.

_____

Notary Public

My Commission Expires:

6-6-17

MARGARET TOMAN
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: June 06, 2017
Commission Number: 13490760

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $625,000.00.

Sworn to and subscribed before me this 19 day of July, 2016.

Notary Public

My Commission Expires:

3-6-18

ELIZABETH B GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No.16 on the Plan of Berrywood, as shown on Plat of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of subject property.

Being the same property conveyed by deed of record at Instrument No. 20110110-0002477, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Matters shown on the Plan of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee.
3. Easements established in Building Restrictions of record in Book 1855, page 478, said Register's Office. (Restrictions expired.)

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