SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-RP-16-1025-T

BILL GARRETT, Davidson County
Trans:T20160063120 DEEDWARRSP
Recvd: 07/22/16 10:02 2 pgs
Fees:13.00 Taxes:1110.00
20160722-0075560

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
BHC Real Estate, LLC	**Same as New Owner**	
(NAME)	(NAME)	**08116057600**
1037 Jefferson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN PRINCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BHC REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Parcel 576 on Tax Map 081-16 located in the 19th Councilmatic District of Davidson County, Tennessee and being known as Tract 1 & 2 Deed Book 9044, Page 749 Register's Office Davidson County, Tennessee & a tract of record in Instrument #20011010-0110519 Register's Office Davidson County, Tennessee, aforementioned based upon an unrecorded survey performed by Harvey Gee on June 2, 1947. Said parcel being composed of portions of Lots 5 & 6 on the Plan of W.B. Hall's Subdivision of record in Book 17, Page, 261 R.O.D.C., TN. Bounded on the North by Jefferson Street (Public - 43' R.O.W.) , on the East by Warren Street (Public - 30' R.O.W.), on the South by Alley #562 (Public - 12' R.O.W.) and on the West by M.P. Development, LLC property of record in Book: 200608220103317 Register's Office Davidson County, Tennessee. Any property corner set by this surveyor is 1/2 inch diameter, 18 inch long rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following; Beginning at an existing chielseled "X" in concrete sidewalk located in the Southerly right-of-way for Jefferson Street and the Westerly right-of-way for Warren Street and being the Northeasterly corner of the herein described tract, thence with the right-of-way for Warren Street South 28°37'08" East a distance of 150.06' feet to an existing 1/2" diameter iron pin with a broken cap in the Northerly 12' right-of-way for Alley #562. Thence continuing with the aforementioned Northerly right-of-way for alley #562, South 73°21'52" West a distance of 57.20' feet to a new iron pin and being a common corner to the aforementioned M.P. Development, LLC property. Thence leaving the aforementioned Alley #562 with the common line between the M.P. Development, LLC property and the herein described tract, North 28°39'43" West a distance of 72.00' feet to an existing P.K. nail in Asphalt found. Thence continuing with the aforementioned common line, North 61°11'28" East a distance of 13.03' feet to an existing 1/2" diameter bent iron pin. Thence continuing with the aforementioned common line, North 25°41'47" West a distance of 74.32' feet to an existing 1/2" diameter iron pin with broken cap in the Southerly right-of-way for Jefferson Street. Thence continuing with the aforementioned Jefferson Street right-of-way , North 73°02'01" East a distance of 40.01' feet to the point of beginning and containing 7,256.00 square feet or 0.167 acres more or less, according to a survey by Autrey E. Dye Jr. Tennessee Registered Land Surveyor, License Number 2403 dated 2/11/15.

Being the same property conveyed to Justin Prince by Warranty Deed from Harriett D. White, unmarried, recorded on the 24th day of February, 2015 in Instrument No. 20150224-0015852, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 17, Page(s) 261, said Register's Office.
- Any and all matters according to a survey dated February 11, 2015 by Autrey E. Dye, Jr., TRLS #2403.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1025 Jefferson Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims ***and demands of all persons claiming by, through, or under grantor, but against none other.*** 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.

Witness my/our hand(s) this the 18th DAY OF JULY, 2016.

Justin Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN PRINCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212