THIS INSTRUMENT PREPARED BY
~~AND RETURN TO:~~
Robert L. Biederman, Esq.
Robert L. Biederman, PLLC
28411 Northwestern Highway, Suite 910
Southfield, Michigan 48034

BILL GARRETT, Davidson County
Trans:T20160073805 DEEDWARRSP
Recvd: 08/24/16 10:09 4 pgs
Fees:23.00 Taxes:11100.00
20160824-0088480

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4th day of August, 2016, by and between Jerry L. Bryson and Kellie A. Bryson, husband and wife, party of the first part, and 1418 Church Street Nashville, LLC, a Tennessee limited liability company, party of the second part.

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey, and warrant unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See Exhibit A attached hereto and incorporated herein by reference.

Being the same property conveyed to party of the first part by Warranty Deed recorded at Instrument No. 20050715-0082624 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said party of the second part, its successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the Permitted Exceptions (defined below); and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons claiming by, through, or under party of the first part, but not further or otherwise.

This conveyance is made subject to the following limitations, restrictions and encumbrances (collectively, the "Permitted Exceptions"): (a) all governmental zoning rules and regulations applicable to the ownership and use of said real estate; (b) all matters of record in the Register of Deeds office for Davidson County, Tennessee, and as otherwise shown on the party of the second part's title commitment and as would be shown by an accurate survey of said real estate; and (c) 2016 and future years property taxes.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS the signature of the party of the first part as of the day and year first above written.

By: _____
Jerry L. Bryson

By: _____
Kellie A Bryson

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jerry L. Bryson and Kellie A. Bryson, husband and wife, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of August, 2016.

CHRIS RAYBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

_____
Notary Public
Davidson County, ~~Michigan~~ Tennessee
My Commission Expires: 9/11/2017

When Recorded Return to:
Title Source, Inc. - Commercial Team
201 W. Big Beaver Rd., Suite 160
Troy, MI 48084
TSI #: 6197865

PROPERTY ADDRESS:

1418 Church Street

Nashville, TN 37203-3429

Parcel Numbers 092 12 0 358.00

MAIL TAX BILLS TO:
(Person or Agency responsible for payment of taxes)

1418 Church Street Nashville, LLC
c/o Modern Bookkeeping, Inc.
P.O. Box 408
Durand, Michigan 48429

State Tax	$11,100.00
Register's Fee	$
Recording Fee	$ 23.00
Total	$

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,000,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this _____ day of August, 2016.

Notary Public

My Commission Expires:

_____

JEANNINE OSGOOD
Notary Public - Michigan
Livingston County
My Commission Expires Aug 4, 2019
Acting in the County of Oakland

EXHIBIT A - LEGAL DESCRIPTION

Land Situated in the County of Davidson in the State of TN

Land in Davidson County, Tennessee, being part of Lot No. 61 on the Map of Hynes' Addition, as of record in Minute Book "B", page 85, Chancery Court of Nashville and described according to a survey made by S.R. Sanford, Jr., surveyor, October 29,1943, as follows:

Beginning on the northerly margin of Church Street, as widened, at a point 35.8 feet east of the easterly margin of 15th Avenue, North; said point being the center of a party wall; thence with the center of said party wall, northwardly 59.66 feet to the northerly terminus of said wall, continuing in the same direction, 74.7 feet, more or less, in all, 133.36 feet more or less to an old fence in the northerly line of the property conveyed to M.J. Halloran by Deed from Robert Vaughn, Clerk and Master, of record in Book 472, Page 48, Register's Office for said County; thence with said line, westwardly 53.3 feet to the easterly margin of 15th Avenue, North; thence with the same, southwardly 134.35 feet to the northerly margin of Church Street, as widened; thence with same, eastwardly 35.8 feet to the beginning.

Being the same property conveyed to Jerry L. Bryson and Kellie A. Bryson, husband and wife of record in Deed

Instrument/Case No. 20050715-0082624, in the County Clerk's Office.

Commonly known as: 1418 Church St , Nashville, TN 37203-3429

Tax Id Number(s): 092 12 0 358.00