Box 36

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2016-0223

BILL GARRETT, Davidson County
Trans:T20160076826 DEEDWARRSP
Recvd: 09/01/16 14:10 4 pgs
Fees:23.00 Taxes:1850.00
20160901-0092125

ADDRESS NEW OWNER
McGowan Investments, Inc.
6901 Lenox Village Drive, Suite 107
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP PARCEL
104-02-0-157.00

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me this the 31st day of August, 2016.

Notary Public

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

My Commission Expires: _____

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Taylor L. Rhodes and David Scott Smith, Co-Executors of The Estate of Dorothy V. Smith and Taylor L. Rhodes and David Scott Smith and Sandy D. Scruggs, Devisees under the Last Will and Testament of Dorothy V. Smith** hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto **McGowan Investments, Inc., a Tennessee Corporation**, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being the east half of Lot No. 26 on the Plan of the Revised Map of West End Park of record in Plat Book 421, Page (s) 82 and 83, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 26 fronts 50 feet on the northerly side of Bellwood Avenue and runs back between lines, 156 feet, more or less, on the west line and 161 feet on the east line, along the west margin of an alley, to another alley in the rear on which it measures 51.4 feet.

Being the same property conveyed to Alfred Vogliazzo and wife, Violet Drain Vogliazzo by Warranty deed from C. B. Kelley, an unmarried man of record in Book 1320, page 677, Register's Office for Davidson County, Tennessee, dated June 7, 1945 and recorded on June 25, 1945. The said Alfred Vogliazzo, predeceased by his wife Violet Drain Vogliazzo, died March 9, 1976, his Will having been probated in Will Book 117, Page 743, in the Probate Court for Davidson County, Tennessee, devising said property to his daughter Dorothy Vogliazzo Smith.

The said Dorothy Vogliazzo Smith died December 29, 2015, her estate having been probated in Docket No. 16P1161, in the Probate Court for Davidson County, Tennessee, devising the property to David Scott Smith, Sandy D. Scruggs and Taylor R. Rhodes.

> The Property is transferred subject to these limitations, restrictions, and encumbrances: Taxes for the year 2016 a lien, not yet due and payable, which same have been prorated and assumed by Grantee; Subject to all matters shown on the Plan of record in Plat Book 421, Page(s) 82 and 83, revising Plat Book 332, Page 139, Register's Office for Davidson County, Tennessee.

This is improved property known as 3100 Belwood Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 our hand(s) this 31 day of August, 2016

GRANTOR:

The Estate of Dorothy V. Smith

By: _____
Taylor L. Rhodes, Co-Executor

_____
David Scott Smith, Co-Executor

_____
Taylor L. Rhodes, Devisee

_____
David Scott Smith, Devisee

_____
Sandy D. Scruggs, Devisee

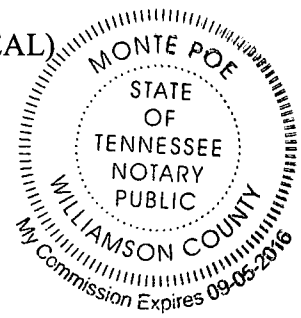
STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taylor L. Rhodes, David Scott Smith and Sandy D. Scruggs**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2016.

Notary Public My Commission Expires: 9/5/16 (SEAL)



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taylor L. Rhodes and David Scott Smith as Co-Executors of the Estate of Dorothy V. Smtih,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of Aug., 2016.

Notary Public My Commission Expires: 9/5/16 (SEAL)

