This instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20160081557 DEEDWARRSP
Recvd: 09/16/16 15:47 5 pgs
Fees:28.00 Taxes:1665.00
20160916-0097811

SPECIAL WARRANTY DEED

FROM: ALICE D. FANNING and BOBBY D. FANNING, wife and husband, individually and collectively, Grantor

TO: MAVERICK SIGLER, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Maverick Sigler, LLC 722 Newberry Road Nashville, Tennessee 37205	Same	093-13-0-219.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of September, 2016.

ROBIN L. TICKLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
DECEMBER 6, 2016

Robin L. Tickle
Notary Public
My Commission Expires: 12-6-16

FOR AND IN CONSIDERATION OF the sum of FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), the receipt and sufficiency of which are hereby acknowledged, ALICE D. FANNING and BOBBY D. FANNING, wife and husband

(individually and collectively, "Grantor"), has bargained and sold, and by these presents does transfer and convey unto MAVERICK SIGLER, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1116 Sigler Street, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 15th day of September, 2016.

GRANTOR:

ALICE D. FANNING

BOBBY D. FANNING

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, ALICE D. FANNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 15th day of September, 2016.

MELINDA A. GRAY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, BOBBY D. FANNING, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 15th day of September, 2016.

MELINDA A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Map of McCall Heirs Subdivision of Lot No. 1 of Sigler Property, as of record in Plat Book 161, Page 61, Registers Office, described according to a disposition survey by Barge Waggoner and Sumner, Engineers, dated September 20, 1972, as follows:

Beginning at an iron pin in the northerly margin of Sigler Street: thence North 6 deg. 49' East, 127.1 feet to an iron pin in the southwesterly margin of right of way of Interstate 1-40, thence with the margin of said interstate highway, South 40 deg. 10' East, 63.4 feet to a concrete highway monument: thence continuing with the margin of Sigler Street southwesterly direction 36.24 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being part Lot No. 14 and the westerly 3 feet of Lot No. 13, on the Map of McCall Heirs Subdivision of Lot I of the Sigler Property, as of record in Plat Book
161, Page 61, Register's Office for said County.

Said Lot and part of Lot adjoin and front 53 feet on the northerly side of Sigler Street and run back between parallel lines 175 feet to an alley.

Less and Except deed Book 4379, Page 70, said Register's Office.

Being the same property conveyed to ALICE D. FANNING AND BOBBY D. FANNING, WIFE AND HUSBAND, by deed from ALICE D. FANNING, of record in Instrument No. 20060404-0038423, dated March 30, 2006, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. County and City taxes for 2016, a lien, but not yet due and payable and all subsequent years.

2. Matters shown on the Plan of record in Plat Book 161, Page 61, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4220, Page 723 and Book 4674, Page 429, said Register's Office.