BILL GARRETT, Davidson County
Trans:T20160082129 DEEDWARRSP
Recvd: 09/19/16 15:36 4 pgs
Fees:23.00 Taxes:2590.00
20160919-0098552

SPECIAL WARRANTY DEED

FROM: George N. Spiva

TO: Wedgewood Holdings, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Wedgewood Holdings, LLC 618 CHURCH ST, STE 520 NASHVILLE, TN 37219	Same	Map 105-9, Parcel 348.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $700,000.00.

Affiant

Sworn to and subscribed before me this 15th day of September, 2016.

Notary Public

My Commission Expires: January 9, 2018

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 9, 2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and considerations, the receipt of which is hereby acknowledged, **George N. Spiva** (the "Seller") by these presents does transfer, sell and convey unto **Wedgewood Holdings, LLC, a Tennessee limited liability company** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located 910 Wedgewood Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 15th day of September, 2016.

SELLER:

George N. Spiva, by C. Mark Carver
pursuant to Limited Power of Attorney
dated September 1, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver on behalf of George N. Spiva, pursuant to Limited Power of Attorney dated September 1, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

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

Carmen Coats
Notary Public

My Commission Expires:_____

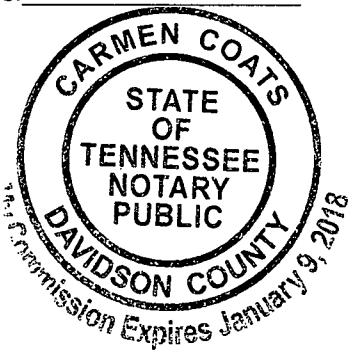


EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 22, on the Map of Waverly Place, of record in Plat Book 57, Page 95, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

TRACT II:

Land located in the Nashville, Davidson County, Tennessee on the northerly margin of Wedgewood Avenue, 100 feet more or less east if Hillside Avenue, said land being part of Lot 22, Map of Waverly Place (Book 57, Page 95 R.O.D.C., TN.) and being an approximately 20 foot more or less by 220 foot more or less strip of land between the easterly deed lines of the Geraldine H. Overton land (Book 4326, Page 471 R.O.D.C., TN.) and the westerly deed line of the Wedgewood Investments, LLC Land (Instrument #20031005-0162290 R.O.D.C., TN.) described according to a mortgage loan inspection dated 5/15/07 by Campbell, McRae & Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) as follows:

Commencing at a point at the northeast right-of-way intersection of Wedgewood Avenue (80 foot wide R.O.W.) and Hillside Avenue (60 foot wide R.O.W.), said point being the original southwest corner of Lot 22, Map of Waverly Place (Book 57, Page 95 R.O.D.C., TN.); thence easterly with the northerly margin of said Wedgewood Avenue 100 feet more or less to the southeast corner of the Geraldine H. Overton land (Book 4326, Page 471 R.O.D.C., TN.), the true point of beginning for the herein described land; thence leaving said Wedgewood Avenue with said Overton northerly 150 feet more of less to said Overton's northeast corner and the southeast corner of the Jeffrey Corle land (Instrument 20060623-0075418 R.O.D.C., TN); thence northerly along said Corle's easterly line 70 feet more or less to a point in the southerly line of the Katherine J. Griffith land (Book 11223, Page 300 R.O.D.C., TN.); thence with said Griffith's southerly line, which is the southerly line of Lot 23 of said Waverly Place, easterly 20 feet more or less to the northwest corner of the Wedgewood Investments, LLC land (Instrument #20060623-0075418 R.O.D.C., TN.) land, thence southerly with the westerly line of said Wedgewood Investments land 220 feet more or less to the northerly margin of said Wedgewood Avenue; thence with said northerly margin westerly 20 feet more or less to the point of beginning.

Being the same property conveyed to George N. Spiva, by Trustee's deed from Capital, N.A., of record as Instrument Number 20120820-0074622, dated August 15, 2012, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and future years, a lien, not yet due and payable.