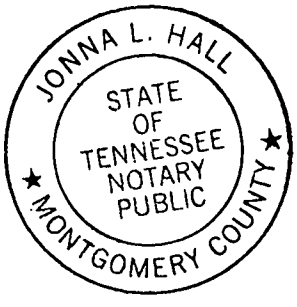
BILL GARRETT, Davidson County
Trans:T20160083855 DEEDWARRSP
Recvd: 09/23/16 14:48 3 pgs
Fees:18.00 Taxes:12950.00
20160923-0100666

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 17th Floor, 150 Third Avenue South Nashville, Tennessee 37201 (615) 244-4994  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00. **AFFIANT** Subscribed and sworn to before me, this 23rd day of September, 2016. Notary Public My Commission Expires: 10-14-2019

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Preeminent Properties, GP 106 West End Close Nashville, TN 37205	SAME	117-10-0-130.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WELCH FAMILY REAL ESTATE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PREEMINENT PROPERTIES, GP**, a Tennessee general

partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being part of Lot No. 4 of Block "B" on the Map of Hillsboro Views Development Company's Subdivision of record in Book 974, pages 64 and 65, Register's Office for said County, as follows:

Said part of Lot No. 4 fronts 100 feet on the southerly side of Crestmoor Drive, as presently established and runs back 172.3 feet on the westerly line and 171.3 feet on the easterly line to a dead line measuring 100 feet thereon.

Being part of the same property conveyed to Welch Family Real Estate Holdings, LLC, by deed from Terri Schmidt-Fellner, Executor of the Estate of Ted Welch, deceased, et al, of record in Instrument No. 20160713-0071754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Metro taxes and assessments for 2016, and subsequent years, a lien not yet due and payable which have been prorated. The estimated amount of such taxes allocable to each party will be paid by Grantee and Grantor at closing and will be remitted to Grantor. Grantor shall pay 2016 taxes from such amount when taxes are due and payable. In the event actual taxes are more than the amount withheld, Grantee shall reimburse Grantor for the additional amount allocable to Grantee on written request.

2. Matters shown on the Plan of record in Book 974, pages 64-65, Register's Office for Davidson County, Tennessee.

3. Right for Slope Easement of record in Book 4105, page 893, Register's Office for Davidson County, Tennessee.

4. Cross Easement Agreement of record in Book 5315, page 651, Register's Office for Davidson County, Tennessee.

5. Rights of occupants and tenants of the property.

AS IS SALE. THE PROPERTY IS SOLD BY GRANTOR TO GRANTEE AS IS WHERE IS AND WITHOUT ANY WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, EXCEPT AS SPECIFICALLY SET FORTH HEREIN. WITHOUT LIMITATION, GRANTOR DISCLAIMS ANY IMPLIED WARRANTY OF HABITABILITY, WORKMANLIKE CONSTRUCTION, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This is improved property known as 2120 Crestmoor Road, Nashville, TN 37215.

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, its successors and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 23rd day of September, 2016.

WELCH FAMILY REAL ESTATE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Terri Schmidt-Fellner, Managing Member

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI SCHMIDT-FELLNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **MANAGING MEMBER**, of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of September, 2016.

_____
Notary Public

My Commission Expires: June 8, 2018

RICHARD CARICO NOTARY EXPIRES GEORGIA June 8, 2018 PUBLIC FULTON COUNTY

659147.2/200736