| Address New Owner: | Map-Parcel Number(s) | Send Tax Bills To: |
|---|---|---|
| GM Enterprises, LLC<br>2109 Key Dr.<br>Brentwood, TN 37027 | 141-3-A-3.00CO | Same as New Owner |
| This instrument prepared by:<br>Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE BACON GROUP, INC., A TENNESSEE CORPORATION**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **GM ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Building C, of the Harpeth Springs Office Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20031113-0165960, as amended in Instrument No. 20060512-0056169, Instrument No. 20080312-0024882 and Instrument No. 20100419-0029226, Register's Office for Davidson County, Tennessee, and more fully described in the Amendments of record in Instrument No. 20060512-0056160 and Instrument No. 20080312-024882, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The Bacon Group, Inc, a Tennessee Corporation, by Warranty Deed from Psalms 65, Unit 1, LLC, a Tennessee Limited Liability Company, recorded May 12, 2006 in Instrument No. 20060512-0056170, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

### PERMITTED EXCEPTIONS

1) Real property taxes for the calendar year 2016, a lien not yet due and payable.

2) Subject to all matters shown on the Plans of record in Plat Book 6900, Page 421, Plat Book 7900, Page 357 and Instrument No. 20031105-0162146, Register's Office for Davidson County, Tennessee.

3) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in the Master Deed recorded in Instrument No. 20031113-0165960, Amended in Instrument Nos. 20060512-0056169, 20080312-0024882 and 20100419-0029226, Register's Office for Davidson County, Tennessee

4) Charter of Homeowner's Association of record in Instrument No. 20031113-0165959, Register's Office for Davidson County, Tennessee.

5) Easement for Sewer Line of record in Book 7601, Page 409, Register's Office for Davidson County, Tennessee.

6) Easement for Drainage of record in Book 3314, Page 23, Register's Office for Davidson County, Tennessee.

7) Storm Water Detention Agreement of record in Instrument No. 20030428-0056453, Register's Office for Davidson County, Tennessee.

8) Subject to rights of others in and to the common areas and/or elements.

BILL GARRETT, Davidson County
Trans:T20160087788 DEEDWARRSP
Recvd: 10/05/16 14:11 2 pgs
Fees:13.00 Taxes:2442.00
20161005-0105357

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $660,000.

Affiant

Subscribed and sworn to before me this 28th day of September 2016.

Notary Public

My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

This is improved property located at **7978 Coley Davis Rd., Nashville, TN 37221**.

**TO HAVE AND TO HOLD** the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on the 28th day of September, 2016.

**The Bacon Group, Inc.**

By:

Name: Richard Bacon

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD BACON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of The Bacon Group, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, at office, this 28th day of September, 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.