BILL GARRETT, Davidson County
Trans:T20160088125 DEEDWARRSP
Recvd: 10/06/16 11:38 3 pgs
Fees:18.00 Taxes:1295.00
20161006-0105792

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Presley Investments, LLC 1031 Progress Drive Clarksville, TN 37040	Presley Investments, LLC 1031 Progress Drive Clarksville, TN 37040	Map 160-15 Parcel 32

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **MARTHA K. PRESLEY and husband DANNY B. TRAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **PRESLEY INVESTMENTS, LLC**, a Kentucky limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 32, ST. MARTIN SQUARE AT SEVEN SPRINGS, PHASE I Condominiums, on plat of record at Instrument No. 20060222-0020470 as established under Master Deed of record in Instrument No. 20060310-0028319, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Martha K. Presley and husband Danny B. Tran by Special Warranty Deed of record in Instrument No. 20100726-0058576, Register's Office for Davidson County, Tennessee

The source of this description is the prior deed.

This is improved property known as 309 Seven Springs Way, # 401, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, their heirs and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 30th day of September, 2016.

MARTHA K. PRESLEY

DANNY B. TRAN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MARTHA K. PRESLEY and husband DANNY B. TRAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of September, 2016.

Notary Public

BETH BOSTWICK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: Dec. 14, 2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2016.

Notary Public

TAMARA RUFENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

My Commission Expires: 9.10.18

EXHIBIT A

[Permitted Exceptions]

1. 2016 Taxes, a lien, which is not yet due and payable.
2. Such state of facts an accurate survey would disclose.
3. Existing highway, roadway, and utility easements.