Davidson County DEEDWARRSP
Recvd: 10/26/16 15:56 6 pgs
Fees:33.00 Taxes:11655.00
20161026-0113416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,150,000.00

Affiant

Subscribed and sworn to before me this the 26th day of October, 2016.

Notary Public

My commission expires: 9.16.18

STEPHANIE EVANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Ewing Investments, LLC P.O. Box 120897 Nashville, Tennessee 37212-0897	Same	Map 93-140 Parcels 303 and 307

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SMALL BROTHERS PROPERTIES, a Tennessee general partnership ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto EWING INVESTMENTS, LLC, a Tennessee limited liability company ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 701 and 709 Ewing Avenue, Nashville, Davidson County, Tennessee 37203.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS GRANTOR'S hand this 26th day of October, 2016.

SMALL BROTHERS PROPERTIES

By: _____
Charles Steiner Small

Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared Charles Steiner Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Small Brothers Properties, the within-named bargainor, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 26th day of October, 2016.

_____
Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

SMALL BROTHERS PROPERTIES

By: Jonathan Samuel Small
Jonathan Samuel Small

Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared Jonathan Samuel Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Small Brothers Properties, the within-named bargainor, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 26th day of October, 2016.

Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

PROPERTY DESCRIPTION

701 and 709 Ewing Avenue, Nashville, Tennessee 37203

Tract I

Lot No. 78 and the northerly part of Lot No. 79 on the Plan of O. Ewing's Addition, as of record in Book 21, page 120, in the Register's Office of Davidson County, Tennessee, described together as follows:

Beginning at the southwest corner of Ewing Avenue and Middleton, formerly Railroad or Fern Street; thence with the westerly margin of Ewing Avenue, southwardly 84 feet, more or less to the northeast corner of the property conveyed to Ed Green by Deed from Elnora Sevier Green, of record in Book 2200, page 533, said Register's Office; thence with the northerly line of said Green property, westwardly 150 feet to the easterly margin of an alley; thence with said alley, northwardly 84 feet, more or less, to the southerly margin of Middleton Street; thence with said street eastwardly 150 feet to the beginning.

Tract II

The southerly 16 feet of Lot No. 79 and the northerly 30 feet of Lot No. 80 on the Map of O. Ewing's Addition, as of record in Book 21, page 120, Register's Office for said county.

Said parts of Lots Nos. 79 and 80 front together 46 feet on the westerly side of Ewing Avenue and run back between parallel lines, parallel to and 84 feet southerly from the southerly margin of Railroad Street, 150 feet to an alley.

Tract III

The southerly 20 feet of Lot No. 80 on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, page 120, Register's Office for said county.

Said part of Lot No. 80 fronts 20 feet on the westerly side of Ewing Avenue and runs back between parallel lines, with the northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Small Brothers Properties from Charles Steiner Small and Jonathan Samuel Small, as tenants in common by Quitclaim Deed of record in Instrument No. 20161026-0113415, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A

EXCEPTIONS TO TITLE

701 and 709 Ewing Avenue, Nashville, Tennessee 37203

The Property is conveyed subject to the following matters:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. All matters shown on that Plat of record in Plat Book 21, page 130, Register's Office for Davidson County, Tennessee.

3. Such matters as would be disclosed by an accurate and complete survey of the Property.

EXHIBIT B

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

