Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Lott & Peacock Realty Partners, LLC 8585 Peacock Way San Antonio, TX 78217	Same as New Owner	134-14-0-041.00 134-14-0-045.00
This instrument prepared by: Justin W. Leach, Esq., McKenzie Laird, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

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, CAMERON W. SORENSON ("Grantor"), has bargained and sold, and by these presents does transfer and convey to LOTT & PEACOCK REALTY PARTNERS, LLC, a Texas limited liability company ("Grantee"), and Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to current taxes and all matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Brandy Gorman
Affiant

Subscribed and sworn to before me this 28 day of October, 2016.

R. Kirkland Moser
Notary Public
My Commission Expires: 9-22-2020

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160095668 DEEDWARRSP
Recvd: 10/28/16 15:35 3 pgs
Fees:18.00 Taxes:370.00
20161028-0114392

This is unimproved property on Perimeter Hill Drive in Nashville, Davidson County, Tennessee.

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 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, subject to current taxes and all matters of record.

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

CAMERON W. SORENSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cameron W. Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

EXHIBIT A

THE PROPERTY

TRACT I

Land in Davidson County, Tennessee, being a Reserve Parcel, a 0.57 acre tract, as shown on the map entitled, Section 4A, South Perimeter Park, of record in Book 5200, Page 799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to SEV VENTURE, A TENNESSEE JOINT VENTURE COMPOSED OF RICHARD W. SORENSON, W. GERALD EZELL AND GEORGE A. VOLKERT by quitclaim deed from RICHARD W. SORENSON, W. GERALD EZELL AND GEORGE A. VOLKERT of record in Book 6297, Page 368, dated May 4, 1984, corrected in Book 6982, Page 574, said Register's Office. SEV VENTURE, A TENNESSEE JOINT VENTURE has since conveyed its interest in said property to CAMERON W. SORENSON by quitclaim deed of record in Instrument No. 20160727-0077247, dated July 15, 2015, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Reserve Parcel located at the northwest intersection of Antioch Pike and Perimeter Hill Drive containing 0.29 acres as shown on the map entitled, Section 4A, South Perimeter Park, of record in Book 5200, Page 799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SEV VENTURE by quitclaim deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY of record in Book 8342, Page 427, dated December 28, 1990, and by quitclaim deed from SOVRAN BANK/TENNESSEE (FORMERLY SOVRAN BANK/CENTRAL SOUTH AND COMMERCE UNION BANK) of record in Book 8342, Page 429, dated April 9, 1991, said Register's Office. SEV VENTURE, A TENNESSEE JOINT VENTURE has since conveyed its interest in said property to CAMERON W. SORENSON by quitclaim deed of record in Instrument No. 20160411-0034502, dated April 8, 2016, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said parcel conveyed to the Metropolitan Government of Nashville and Davidson County by quitclaim deed of record in Book 8342, Page 432, said Register's Office.