THIS INSTRUMENT PREPARED BY:
John M. Baird
4117 Hillsboro Road, Ste. 103-165
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 11/22/16 16:25 4 pgs
Fees:23.00 Taxes:518.00
20161122-0123484

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.:
Dano Ramovich and Emil Ramovich 222 Fesslers Lane Nashville, TN 37210	New Owner Same	094-13-0-068.00

SPECIAL WARRANTY DEED
CREATING A JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Cason A Dickinson, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Dano Ramovich and Emil Ramovich, as joint tenants with rights of survivorship ("Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Lots 22, 24, and 26, on the Plan of White and Rucker Subdivision of part of Lot No. 9 of the Lewis property, as shown on plat of record in Book 57, Page 129, in the Register's Office, Davidson County, Tennessee.
>
> Said Lot Nos. 22, 24 and 26 front 50 feet each on the southerly side of Heathcote Avenue and run back between lines, 150 feet to an alley. Lot No. 26 runs back with the westerly margin of Rucker Avenue.
>
> Being the same property conveyed to Cason A. Dickinson by deed of record in Instrument No. 20100317-0020187, in said Register's Office.
>
> This is improved property known as 809 Heathcote Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

Grantor further covenants that he is seized and possessed of said real estate and has the right to convey it, and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their successors and assigns, against the lawful claims of

all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes and assessments for the year 2016 and subsequent years.

2. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated October 18, 1997 by and between Robert L. Eatherly and Frances B. Eatherly, husband and wife, Lessor, and Powertel/Memphis, Inc. Lessee, recorded February 17, 1998, and of record in Book 10795, Page 416; as assigned in Book 11519, Page 876; and as further assigned in Book 11519, Page 892, in Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plat of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

4. Rights of Dano Ramovich under that unrecorded Lease Agreement dated March 15, 2007, terminable upon 60 days' written notice.

5. All matters of record

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10th day of November, 2016.

"GRANTOR"

Cason A. Dickinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cason A. Dickinson, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 10th day of November, 2016.

Notary Public

My Commission Expires: September 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty Thousand and No/100 Dollars ($140,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 10th day of November, 2016.

Notary Public

My Commission Expires:

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON