Davidson County DEEDWARRSP
Recvd: 01/06/17 12:57 5 pgs
Fees:28.00 Taxes:10730.00
20170106-0001844

THIS INSTRUMENT PREPARED BY: Talbott P. Ottinger MCKENZIE LAIRD, PLLC 3835 Cleghorn Avenue, Suite 250 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2017. Notary Public My Commission Expires: 3-6-18

CYNTHIA CUTLER MOON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Jeffrey W. Buntin Jr. 716 Division Street Nashville, TN 37203	New Owner	09312011900

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Stanley Street, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Jeffrey W. Buntin Jr.**, a married man ("**Grantee**"), his successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 30 Stanley Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its 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 Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

I, Talbott P. Ottinger, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

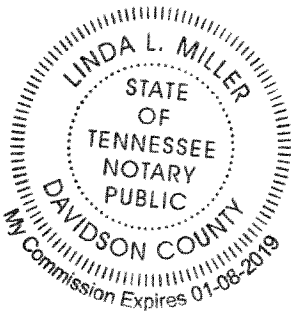
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 5th day of January, 2017.

Stanley Street, LLC,
a Tennessee limited liability company

By: _____
Alan Witt
Its: CFO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Alan Witt**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Chief Financial Officer** of **Stanley Street, LLC, a Tennessee limited liability company** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of January, 2017.

Cynthia Moon
Notary Public
My Commission Expires: 3-6-18

CYNTHIA CUTLER MOON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

EXHIBIT A

Legal Description

Being known as Lot 1, on the Replat of Stanley Street Property Portions of Lots 66-71 Pageot Plan of Fairfield of record in Instrument No. 201612090129405, in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to Stanley Street, LLC, a Tennessee limited liability company form TCW Real Property, Inc., a Tennessee corporation by Quitclaim Deed of record in Instrument No. 201501220006441, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable. (Map & Parcel #093-120-119.00 - 2016 Davidson County taxes are paid in the amount of $20,233.48; No city taxes)

2. Terms, provisions, and rights as contained in letter of record in Book 4260, page 154, in the Register's Office for Davidson County, Tennessee.

3. Access Easement Grant of record in Book 4690, page 314, in the Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 200207080081611, in the Register's Office for Davidson County, Tennessee.

5. Subject to the Charter Right of Way of the L & N Railroad.

6. That portion of the land embraced within the bounds of any public road or thoroughfare.

7. Sewer Service Line Easement Agreement of record in Instrument No. 201611180122000, in the Register's Office for Davidson County, Tennessee.

8. All matters as shown on Plat of record in Instrument No. 2016120900129405, in the Register's Office for Davidson County, Tennessee. NOTE: The plat has our lot noted as map & parcel #094-021.00 when it should be #093-120-119.00.