Davidson County DEEDWARRSP
Recvd: 02/03/17 10:58 5 pgs
Fees:28.00 Taxes:3885.00
20170203-0011774

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	**PARTY RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NOS.:**
17TH AND HORTON, LLC 904 Villa PLACE #A Nashville, TN 37212-2307	New Owner	104-080-288.00

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Claire Beube
AFFIANT

Subscribed and sworn to before me this 1st **day of** February, **2017.**

PAMELA G. NASH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Pamela G. Nash
Notary Public

My Commission Expires:
8-20-19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANCINE O. SARGENT, formerly known as Francine O. Prentiss ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto 17TH AND HORTON, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 1400 17th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good

right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 1st day of February, 2017.

GRANTOR:

Francine O. Sargent

FRANCINE O. SARGENT, formerly known as Francine O. Prentiss

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Charles B. Reasor III, a Notary Public in and for said State and County, the within named FRANCINE O. SARGENT, formerly known as Francine O. Prentiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 31st day of January, 2017.

Charles B Reasor III

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-5-2018

CHARLES B. REASOR III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 42 on the plan of O.B. Hayes Large Lots, called "Rokeby", of record in Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

Said part of Lot no. 42 fronts 55.00 feet on the easterly margin of 17th Avenue, South, formerly Addison Street, and extends back between parallel lines, with the southerly margin of Horton Street, formerly Weston Avenue, 157.25 feet, more or less, to an alley in the rear.

Being the same property conveyed to Francine O. Prentiss by deed of record in Book 5956, page 845, in the Register's Office for Davidson County, Tennessee. The said Francine O. Prentiss is now known as Francine O. Sargent. See also quitclaim deed recorded in Instrument No. 201409180085744, where V. Keith Sargent conveyed any marital interest he may have in above described property.

EXHIBIT "B"
TITLE EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. All matters shown on a certain plat of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee.

3. Matters as would be disclosed by a current and accurate survey of the Property.

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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: