This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170017236 DEEDWARRSP
Recvd: 02/28/17 10:23 5 pgs
Fees:28.00 Taxes:5328.00
20170228-0019705

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Hayes Properties, LLC		
950 Fiber Glass Road	New Owner	118 08 0 179.00
Nashville, TN 37210		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RAG Properties, a Tennessee Partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Hayes Properties, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, J. E. Crain Subdivision of record in Plat Book 6200, Page 812, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to RAG Properties, a Tennessee Partnership by Warranty deed from Wesley R. Thompson and wife, Alease C. Thompson of record in Book 6757, page 220, Register's Office for Davidson County, Tennessee, dated January 2, 1986 and recorded on January 7, 1986.

This is improved property known as 2525 Winford Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except for those matters shown on Exhibit A attached hereto.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27th day of February, 2017.

RAG Properties, a Tennessee Partnership

BY: _____
Lewis W. Rankin, Partner

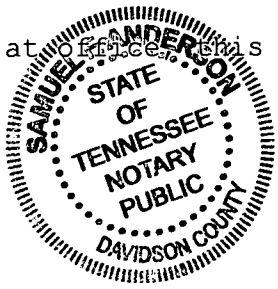
BY: _____
Sherry Crain Arledge, Partner

BY: _____
Charles R. Gill, Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Lewis W. Rankin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of RAG Properties, a Tennessee Partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of February, 2017.

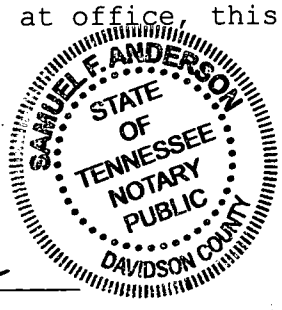


Notary Public
My Commission Expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Sherry Crain Arledge**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of RAG Properties, a Tennessee Partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of February, 2017.



Notary Public
My Commission Expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Charles R. Gill**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner of RAG Properties, a Tennessee Partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of February, 2017.



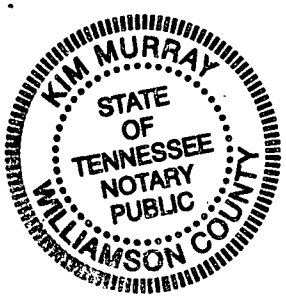
Notary Public
My Commission Expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $**1,440,000.00**.

Robin Edwards
Affiant

Subscribed and sworn to before me this 27th day of February, 2016.



Kim Murray
Notary Public
My Commission Expires: 3/25/18

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2017, a lien not yet due and payable.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 812, Register's Office for Davidson County, Tennessee.

4. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3796, Page 294, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, Page 337 and Book 4586, Page 499, in the Register's Office for Davidson County, Tennessee.

6. Rights of tenants, as tenants only, under recorded or unrecorded leases.

7. Subject to all matters that appear on the ALTA/NSPS Land Survey for RAGE Properties dated December 16, 2016, by James Terry & Associates, Land Surveyors, 2601 Elm Hill Pike, Suite R, Nashville, Tennessee 37214.