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	A part of 134-14-0-046.00 A part of 134-14-0-045.00 A part of 134-14-0-041.00
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, MICHIEL H. PASCHALL and SHERRY PASCHALL (collectively, "Grantor"), have bargained and sold, and by these presents do transfer and convey to LOTT & PEACOCK REALTY PARTNERS, LLC, a Texas limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to 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.

BILL GARRETT, Davidson County
Trans:T20170026182 DEEDWARRSP
Recvd: 03/28/17 16:01 3 pgs
Fees:18.00 Taxes:740.00
20170328-0030247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2017.

Notary Public
My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

This is unimproved property on Antioch Pike 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 March, 2017.

Michiel H Paschall
MICHIEL H. PASCHALL

Sherry Paschall
SHERRY PASCHALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of March, 2017.

Brandy Gomez
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Paschall Property and Reserve Parcels (262) and (263), Section 4A, South Perimeter, of record as Instrument No. 20170316-0025766, 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 MICHIEL H. PASCHALL AND WIFE, SHERRY RYE PASCHALL AND HARRY R. PROCTOR AND WIFE, JOETTE R. PROCTOR, by Installment Deed of record in Book 5991, page 748, said Register's Office. The said Harry R. Proctor and wife, Joette R. Proctor conveyed their interests to MICHIEL H. PASCHALL AND WIFE, SHERRY RYE PASCHALL, by deed of record as Instrument No. 20050113-0004807, dated January 3, 2005, said Register's Office.

Being part of the same property conveyed to Lott & Peacock Realty Partners, LLC, by deed of record as Instrument No. 20161028-0114392, said Register's Office.