WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20170039124 DEEDWARRSP
Recvd: 05/08/17 15:54 4 pgs
Fees:23.00 Taxes:2960.00
20170508-0045702

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
883 EHP LLC PO BOX 2624 Brentwood, TN 37024	Same	138.00 ($225,000 of purchase price) 126.00 ($575,000 of purchase price)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $800,000.

Affiant

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

Notary Public

My Commission Expires:

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

FOR AND IN CONSIDERATION of the sum of Eight Hundred Thousand and NO/100 ($800,000) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **WAYNICK PROPERTIES, LLC** ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **883 EHP LLC** ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, located in the Third Civil District being all of Lots Nos. 10, 11, 12, and the northerly 60 feet of Lot No. 9 on the Plan of Mrs. Lena Myers' Subdivision in the Old 15th Civil District of Davidson County, Tennessee, as shown by plat and survey of record in Book 161, page 4, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and detailed description of said lot.

LESS the portions of subject property conveyed to Metropolitan Government Nashville and Davidson County, Tennessee contained in an instrument of record in Book 3879, page 103, said Register's Office.

Being the same property conveyed to Waynick Properties, LLC, by Quitclaim Deed dated August 22, 2008 from June P. Waynick, of record in Instrument No. 20080822-0086669, Register's Office of Davidson County, Tennessee.

This is improved property, known as 883 Elm Hill Pike, Nashville, Davidson County, Tennessee.

This conveyance is subject to those matters listed on Exhibit A attached hereto; to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 28th day of April, 2017.

WAYNICK PROPERTIES, LLC

By: Nancy Waynick
Nancy Waynick,
Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Nancy Waynick, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she was the Chief Manager of Waynick Properties, LLC, the within named bargainor, and that in such capacity, she, being authorized so to do, executed the foregoing Special Warranty Deed for the purposes therein contained, on behalf of the said limited liability company.

Witness my hand and seal, at office, this the 28 day of April, 2017.

Lisa C. Woodruff
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires AUG. 18, 2018

EXHIBIT A

1. Subject to Real Property Taxes for 2017 and subsequent years, a lien not yet due and payable. Map 106-01, Parcel 126.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603 et seq. Any applicable ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable. ***2016 County Taxes are paid in full.**

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 161, Page 4, Register's Office for Davidson County, Tennessee. The mortgage policy to be issued in connection with this Commitment shall provide that the said minimum building setback line has not been violated, and that violation will not result in reversion or forfeiture of title. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

3. Subject to the portions of subject property conveyed to Metropolitan Government Nashville and Davidson County, TN contained in an instrument of record in Book 3879, page 103, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to restrictive covenants, conditions, and easements contained in an instrument of record in said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.