Davidson County	DEEDWARR
Recvd: 05/25/17 11:12	4 pgs
Fees:23.00 Taxes:2960.00	
20170525-0052155	

THIS INSTRUMENT PREPARED BY:
Charles Michels
TPMBLaw
2908 Poston Ave
Nashville, TN 37203

Address New Owner	Send Tax Bills To	Map-Parcel Numbers:
99 Hermitage, LLC **c/o Talbott Ottinger** **3835 Cleghorn Ave., Suite 250** **Nashville, TN 37215**	**Same**	093110224 00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

SHIRLEE SEAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim A. Fentress
AFFIANT

Sworn to and subscribed before me this 10 **day of March, 2017**

Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES: May 8, 2017

SHERIFF'S DEED

This Sheriff's Deed is made and entered into on this 10 day of March, 2017, by and between the Davidson County Sheriff's Office (the "Grantor") and 99 Hermitage LLC, a Tennessee Limited Liability Corporation, with an address of 3835 Cleghorn Avenue, Suite 250, Nashville, TN 37215 ("Grantee").

WHEREAS, SPCP Group, LLC, enrolled a foreign judgment obtained an order enrolling a foreign judgment against Raymond Whiteaker on September 4, 2009, in the amount of $1,621,886.14;

WHEREAS, SPCP Group, LLC, recorded an Abstract of Judgment as Instrument No. 20090911-0085262 in the Register's Office for Davidson County, Tennessee on September 11, 2009; and

WHEREAS, pursuant to said judgment, the Davidson County Chancery Court entered an order for the sale of real property located at 99 Hermitage Ave., Nashville, TN 37210, Parcel No. 09311022400, said order being entered on October 11, 2016; and

WHEREAS, pursuant to said order, Grantor scheduled a sale of the Property described herein on January 19, 2017; and

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.

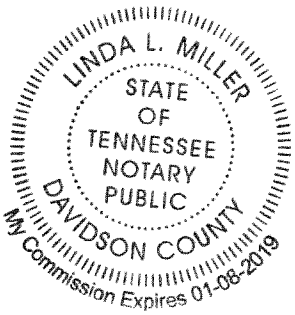
Talbott P. Ottinger

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



WHEREAS, notice of the sale was published in the *Tennessee Ledger*, a newspaper of general circulation in Davidson County, Tennessee, that the property would be sold at 10:00 a.m. on January 19, 2017, on the front steps of the Historic Metro Courthouse, 1 Public Square, Nashville, Tennessee; and

WHEREAS, at the time, place and date specified in said notice, the Grantor offered the property for sale to the highest and best bidder. After opening the floor for competitive bids, the property was sold to Grantee at the price of $800,000, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises and payment of the sum stated above by credit bid, the receipt and sufficiency of which are acknowledged, the Davidson County Sheriff's Office hereby transfers and conveys to Grantee the following property (the "Property"), including, but not limited to, all right, title and interest in such property now or formerly held by Raymond Whiteaker, Jr.:

> Land in Davidson County, Tennessee, on the southwest side of Hermitage Avenue at Lindsley Avenue, Parcel No. 09311022400. The 13,939 square foot lot houses a 3,503 square foot auto repair/body shop. It is approximately .32 acres. It is currently zoned at DTC, Downtown Code zoning district found only in Downtown Nashville, intended for a broad range of residential and non-residential activities with an emphasis on urban design.

This is improved property commonly known as 99 Hermitage Avenue, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon, in as full and complete manner as the undersigned in his capacity as an officer of the Davidson County Sheriff's Office, and not as otherwise, has the power to convey the same.

The Property is sold, however, without any warranty as to the quantity or quality thereof, and expressly subject to any rights of redemption arising under Tenn. Code Ann. § 66-8-101, *et. seq.* and subject to any and all easements, restrictions, and encumbrances that may take priority over the judgment and said court order pursuant to which this sale was conducted.

Dated this 10 day of March, 2017

DAVIDSON COUNTY SHERIFF'S OFFICE

By: Karen A. Fentress

Print Name: Karen A. Fentress

Title: Civil Process Counsel, Davidson County Sheriff's office

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Shirley D Bean, a Notary Public of said County and State, personally appeared Karen A. Fentress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be Civil Process Counsel (or other officer authorized to execute the instrument) of Davidson County Sheriff's Office, the within named bargainor, a corporation, and that she/he as such Civil Process Counsel executed the foregoing instrument for the purposes therein contained, by signing the name of the Davidson County Sheriff's Office by her/himself as Civil Process Counsel.

Sworn to and subscribed before me this 10 day of March, 2017

SHIRLEY D. BEAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shirley D Bean
Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 8, 2017