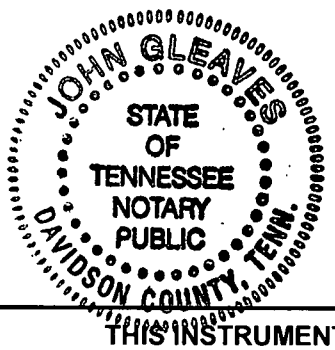
SPECIAL WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Skyline Omega Building, LLC	Skyline Omega Building, LLC	060-04-0-017.00
(NAME)	(NAME)	
1516 Hampton Street	1516 Hampton Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Nashville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DR Investments, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Skyline Omega Building, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot A-1 and part of an unnumbered lot adjoining A-1 to the south, and shown on the plan of Tamble Subdivision, as of record in Book 974, page 31, Register's Office for said County and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August, 1964, and revised October 1, 1964, and survey by Rocky L. Montoya, Surveyor, dated March 21, 1974, as follows: BEGINNING at an iron stake, 615 feet north of the southwest intersection of Dickerson Road, U.S. 41, 31 W and Homestead Road; thence along the westerly margin of Dickerson Road, U.S. 41, 31 W, South 4 degrees East 164 feet to an iron stake, thence leaving said Road, partly along the north line of an 18 inch rock wall south 84 degrees 56 minutes West 300 feet to a point in the east line of the rock wall; thence North 4 degrees West 164 feet to an iron stake, which is 6.5 feet north of the south margin of Homestead Road; thence north 84 degrees 56 minutes east 300 feet to the point of beginning, containing 1.13 acres, more or less.

Being the same property conveyed to DR Investments, LLC, a Tennessee limited liability company, by deed from Gordon F. McCammon and Tammy Jo Duncan, Administrator C.T.A. for the Estate of Charles V. Duncan, dated January 28, 2016 and recorded on February 1, 2016 in Instrument No. 20160201-0009265, Register's Office, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170047060 DEEDWARRSP
Recvd: 06/02/17 14:58 2 pgs
Fees:13.00 Taxes:5735.00
20170602-0055348

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3250 Dickerson Pike, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 1st day of June, 2017.

DR INVESTMENTS, LLC

by: _____
David J. Luckey, President

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, David J. Luckey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of DR Investments, LLC and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President

WITNESS my hand and seal this 1st day of June, 2017.

_____
Notary Public
My Commission Expires: _____

File No.: 162688

