Davidson County DEEDWARRSP
Recvd: 06/02/17 15:36 4 pgs
Fees:23.00 Taxes:6845.00
20170602-0055406

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #29394-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Groveland Investment Group 1507 16th Avenue South Nashville, TN 37212	Same	10408032700

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 2 day of June, 2017 by and between DISMAS, INC., a Tennessee nonprofit corporation (hereinafter referred to as "Grantor"), and GROVELAND INVESTMENT GROUP, a Tennessee general partnership, (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration 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 is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

BEING the southerly 50 feet of the easterly part of Lot No. 47 on the Plan of O. B. Hayes Rokeby Addition, as of record in Book 21, Page 87, Register's Office for said County.

Said part of said Lot No. 47 fronts 50 feet on the westerly side of Sixteenth Avenue, South, formerly Belmont Avenue, and runs back between parallel lines 156 feet, more or less, to an alley.

TRACT 2:

BEING the northerly 80 feet of the easterly part of Lot No. 54 on the Plan of O. B. Hayes Rokeby Addition, as of record in Book 21, Page 87, Register's Office for said County.

Said part of Lot No. 54 fronts 80 feet on the westerly side of Sixteenth Avenue South, formerly Belmont Avenue, and runs back between parallel lines, 152-1/2 feet, more or less, to an alley.

BEING all of the same property conveyed to Dismas, Inc., a Tennessee corporation by Warranty Deed dated May 24th, 1974 from Clemence Thuss Jones, Charles J. Thuss, John W. Thuss, Birmingham Trust National Bank, Co-Executor, under will of William Getz Thuss; Whit T. Terrell and John T. Terrell, heirs-at-law of Elizabeth Thuss Terrell; Mary V. Thuss, M. Robert Colliard, Jr. and John D. Colliard, heirs-at-law of A. J. Thuss, Jr.; and Louise B. Thuss, Co-Executor under the will of William Getz Thuss, deceased, of record in Book 4838, Page 640, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1511-1513 16th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

DISMAS, INC.,
a Tennessee nonprofit corporation

By: _____
Name: Gerald Brown
Its: President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gerald Brown with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of DISMAS, INC., a Tennessee nonprofit corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand, at office, this 2 day of June, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

_____
Affiant

Subscribed and sworn to before me
this 2 day of June, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires 1/17/21

EXHIBIT A
PERMITTED ENCUMBANCES

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and parcel 10408032700 (P/O Lots 47 & 54).

3. All Matters as shown on the Plan of record in Plat Book 21, Page 87, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019