BILL GARRETT, Davidson County
Trans:T20170049889 DEEDWARRSP
Recvd: 06/12/17 12:10 7 pgs
Fees:38.00 Taxes:4440.00
20170612-0058615

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Rodney A. Mayberry Connie L. Mayberry 8650 Haselton Road Nashville, TN 37221	Rodney A. Mayberry Connie L. Mayberry 8650 Haselton Road Nashville, TN 37221	10614017500; 10614017600; and 10614017700

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Morris Thurman, Jr., Candra Corlew and Carlton Thurman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rodney A. Mayberry and wife Connie L. Mayberry, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A.

This is improved property having an address of 125-137 Park South Court, Nashville, Davidson County, Tennessee 37210.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. All matters as shown on Plats of record in Book 4675, Page 111; and Book

7900, Page 851, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Lousie P. Young & W. P. Tucker to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4260, Page 652; as affected by Exception to Easement in Book 9574, Page 228, in the Register's Office of Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Kenneth K. Campbell & Mrs. Kenneth K. Campbell to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4246, Page 170, in the Register's Office of Davidson County, Tennessee.
5. Easement from Management Investment Associates to Joe M. Rodgers & Associates, Inc., of record in Book 5160, Page 709, in the Register's Office of Davidson County, Tennessee.
6. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 201202280017172, in the Register's Office of Davidson County, Tennessee.
7. Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines, of record in Instrument No. 201401140003779, in the Register's Office of Davidson County, Tennessee.
8. Deed of Conveyance as to water mains from Management Investment Associates to Metropolitan Government of Nashville and Davidson County, of record in Book 4836, Page 803, in the Register's Office of Davidson County, Tennessee.
9. Deed of Conveyance as to sewer lines from Management Investment Associates to Metropolitan Government of Nashville and Davidson County, of record in Book 4847, Page 865, in the Register's Office of Davidson County, Tennessee.
10. Rights of the Railroad Company to expand its right of way to its full charter width.
11. Matters as would be disclosed by a current and accurate survey of the subject premises.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of June, 2017.

Morris W. Thurman, Jr.

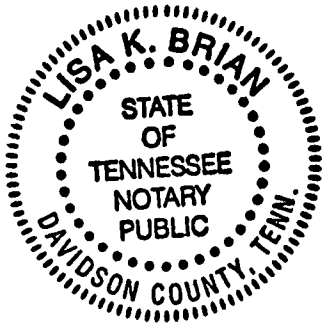
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Morris Thurman, Jr., the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of June, 2017.

Lisa K Brian
Notary Public

My Commission Expires: March 8, 2021



Candra Corlew

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Candra Corlew, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of June, 2017.

Lisa K. Brian
Notary Public

My Commission Expires: March 8, 2021

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Carlton Thurman

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Carlton Thurman, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of June, 2017.

Notary Public

My Commission Expires: 01-Dec-20

GINGER M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $1,200,000.00

Affiant

Sworn to and subscribed before me this 9th day of June, 2017.

Notary Public

My Commission Expires: March 8, 2021

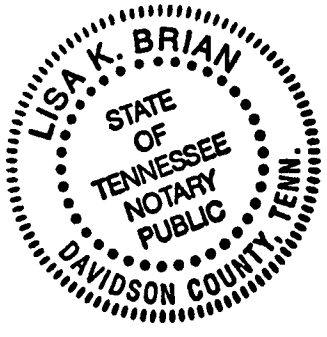


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lots Nos. 29 and 30 on the 2nd Revised Plan of Commercial Park South of record in Book 4675, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract II:

Land in Davidson County, Tennessee, being Lot 2 on Plan of Park South Court Subdivision of record in Book 7900, Page 851, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Morris Thurman, Jr., Candra Corlew, and Carlton Thurman by Executor's Deed of record as Instrument Number 20170608-0057707 in the Register's Office for Davidson County, Tennessee.