BILL GARRETT, Davidson County
Trans:T20170050553 DEEDWARRSP
Recvd: 06/13/17 16:07 3 pgs
Fees:18.00 Taxes:7955.00
20170613-0059402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 9th DAY OF June, 2017.

NOTARY PUBLIC

My Commission expires: September 10, 2018

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm Expires

THIS INSTRUMENT PREPARED BY
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel Payant 1892 East Brooks Road, Suite C Memphis, TN 38116	Daniel Payant 1892 East Brooks Road, Suite C Memphis, TN 38116	119-09-0-301.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

DEEKS & COMPANY, INC., A GEORGIA CORPORATION ALSO KNOWN AS DEEKS AND COMPANY, INCORPORATED, A GEORGIA CORPORATION

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

DANIEL PAYANT

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Horrell Subdivision, of record in Book 6900, page 828, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEEKS & COMPANY, INC., by deed from H, J & S INVESTMENTS, A PARTNERSHIP COMPOSED OF HENRY HORRELL, JOHN W. HORRELL AND STEPHEN H. HORRELL, of record in Book 7738, page 600, dated December 20, 1988, said Register's Office.

This conveyance is made subject to the following:

1. General or special taxes and assessments for the year 2017 for Map-Par. 119-09-0-301.00, to be assumed by Grantee.

2. Matters shown on the Plan of record in Book 6900, page 828, said Register's Office.

3. Cross Easement Agreement of record in Book 7738, page 605, said Register's Office.

This is improved property located at 520 Central Avenue, Nashville, TN 37211.

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

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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

WITNESS my hand this 25 day of May, 2017.

DEEKS AND COMPANY, INCORPORATED
A Georgia corporation

By: Donna Boldt
Donna Boldt, President

By: James E Boldt Jr
James E. Boldt, Jr., Secretary

STATE OF GEORGIA)
COUNTY OF DeKalb)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Donna Boldt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Deeks and Company, Incorporated., the within named bargainor, a limited liability company, and that she, as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and official seal at this 25 day of May, 2017.

Patricia G Dotson
Notary Public

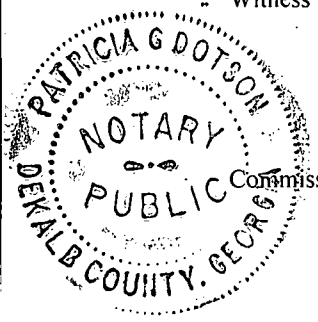
Commission expires: 5/23/19

PATRICIA G DOTSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA

STATE OF GEORGIA)
COUNTY OF DEKALB)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James E. Boldt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Deeks and Company, Incorporated., the within named bargainor, a limited liability company, and that he, as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal at this 25 day of May, 2017.



Patricia G Dotson
Notary Public

Commission expires: 5/23/19