THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 14 day of June 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170051140 DEEDWARR
Recvd: 06/15/17 10:13 4 pgs
Fees:23.00 Taxes:1665.00
20170615-0060098

CYNTHIA MARLO BEAZLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
305 Arrington Partners, LLC Attn. McClain Towery 3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owner	082 07 0 139.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kamica Duke** ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **305 Arrington Partners, LLC** ("**Grantee**"), its successors, heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 305 Arrington Street, Nashville, TN 37207.

Reginald Duke a/k/a Reggie Duke, husband of the within named Grantor, joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which he may have in said property by virtue of marriage or otherwise.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered and unrestricted, except as set forth on Exhibit B attached

hereto, to which this conveyance is expressly made subject. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons, except as set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the parties have executed this General Warranty Deed to be effective for all purposes as of the 14th day of June 2017.

Kamica Duke

Kamica Duke

Reginald Duke

Reginald Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kamica Duke**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of June 2017.

Cynthia Marlo Beazley

Notary Public
My Commission Expires:_____

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STATE OF TENNESSEE NOTARY PUBLIC
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EXHIBIT A
Legal Description

Being a parcel of land in the 5th Council District of Davidson County, Tennessee, on the Kamica Duke property (Tax Map 82-07, Parcel 139.00) as recorded in Instrument No. 20110325-0023238 in the Register's Office of Davidson County, Tennessee (R.O.D.C.) and being more particularly described as follows:

Beginning at a set mag nail with GS&P washer in westerly right-of-way of Meridian Street and the northerly right-of-way of Arrington Street and said point being the southeast corner of the aforementioned property; thence with the Meridian Street right-of-way, North 7 Degrees 31 Minutes 35 Seconds East, a distance of 39.45 feet to a set ½" iron rebar with GS&P cap, point being the northwest corner of the aforementioned property and the southwest corner of the Jean & Perry Burch property (Tax Map 82-07, Parcel 137.00) as recorded in Instrument No. 20150204-0010669 (R.O.D.C.);

Thence, with the dividing line of the Duke and Burch property, South 83 Degrees 59 Minutes 28 Seconds East, a distance of 165.02 feet to a set ½" iron rebar with GS&P cap, said point being the northeast corner of the Duke property and the southeast corner of the Burch property and being in the westerly right-of-way of Alley No. 352;

Thence, with the westerly right-of-way of Alley No. 352, South 7 Degrees 33 Minutes 04 Seconds West, a distance of 43.37 feet to a set mag nail with GS&P washer, said point being the southeast corner of the Duke property and in the northerly right-of-way of Arrington Street;

Thence, with the northerly right-of-way of Arrington Street, North 82 Degrees 37 Minutes 57 Seconds West, a distance of 164.95 feet back to the Point of Beginning.

The above mentioned parcel of land contains by description 6,831 SqFt (0.16 Acres) more or less.

Being the same property conveyed to Kamica Duke, by Warranty Deed from Sandra Perry, dated March 25, 2011, of record in Instrument No. 20110325-0023238, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Taxes for the year 2017, a lien, not yet due and payable.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by survey prepared by Gregory K. Gurney, RLS #2916, in association with Gresham Smith and Partners, dated May 22, 2017, last revised June 9, 2017, Project No. 42446.04:

   (a) Building canopy encroachment approximately 0.86' into the right of way of Arrington Street;
   (b) Chainlink fence encroachment – varying widths along the north boundary line of subject property;
   (c) Sanitary sewer crossing the northeasterly corner, as shown; and overhead utilities as shown.