This Instrument Prepared By and Upon Recording
Return to:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
211 Commerce, Suite 800
Nashville, TN 37201
Attn: John A. Gupton III

Davidson County DEEDWARRSP
Recvd: 07/06/17 12:42 5 pgs
Fees:28.00 Taxes:995.30
20170706-0068000

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
Black Patch Rock, LLC P O Box 1938 Mt Juliet, TN 37121	Same
Map & Parcel No.: **106 00 0 134.00**	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **HOOD BAY, LLC**, a Tennessee limited liability company, ("Grantor"), has bargained and sold and does hereby transfer and convey unto **BLACK PATCH ROCK, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is unimproved property located at 324 Plus Park Boulevard, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[The reminder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of June, 2017.

HOOD BAY, LLC,
a Tennessee limited liability company

BY: ADMIRALTY PROPERTIES, LLC,
an Alaska limited liability company, the sole member

BY: _____
Melissa Kookesh, Authorized Member Representative

By: KOOTZNOOWOO, INC.,
an Alaska corporation, the sole member

BY: _____
Melissa Kookesh, Chairperson

STATE OF ALASKA
COUNTY OF JUNEAU

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MELISSA KOOKESH**, 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 Chairperson of KOOTZNOOWOO, INC, the sole member of Admiralty Properties, LLC, an Alaska limited liability company, and the Authorized Member Representative of ADMIRALTY PROPERTIES, LLC, the sole member of Hood Bay, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chairperson of Kootznoowoo, Inc., and Authorized Member Representative of Admiralty Properties, LLC, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing by signing the name of the limited liability company by herself as such Chairperson and Authorized Representative.

WITNESS my hand and seal at office, on this the 20th day of June, 2017.

Notary Public
ALEX [illegible]
State of Alaska
My Commission Expires: 14, 2018

_____
Notary Public

My Commission Expires: 02/14/2018

STATE OF)

COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $269,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2017.

NOTARY PUBLIC

My Commission Expires:

5-3-2021

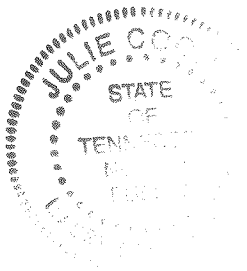


Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of The Plus Park, Section 17, of record in Book 6200, page 444, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Hood Bay, LLC, a Tennessee limited liability company from GOF Partners, a Tennessee general partnership, by Special Warranty Deed dated December 20, 2000, of record as Instrument No. 20001221-0125366, Register's Office for Davidson County, Tennessee. Further conveyed to Hood Bay, LLC, a Tennessee limited liability company from GOF Partners, a Tennessee general partnership by Quitclaim Deed dated December 20, 2000, of record as Instrument No. 20001221-0125367, Register's Office for Davidson County, Tennessee.

Exhibit B
Encumbrances

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

2. Subject to all matters as shown on the Plan of record in Plat Book 6200, page 444, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions and restrictions as set forth in instrument recorded in Book 4530, page 348, Book 5868, page 328; Book 8164, page 44; Book 5978,page 857; and in Book 5852, page 662, Register's Office for Davidson County, Tennessee.

4. Matters shown on survey of William Thomas Smith, RLS No. 2012, W. T. Smith Land Surveying, dated May 21, 2107, last revised June 21, 2017, which shows the following:
   a. 15' Public Utility Drainage Easement;
   b. 10' Public Utility Drainage Easement; and
   c. 20' Prescriptive Strom Water Sewer Easement (Not of Record).

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021