SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063323 DEEDWARRSP
Recvd: 07/24/17 15:14 4 pgs
Fees:23.00 Taxes:2146.00
20170724-0074802

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$580,000.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2017.

Notary Public

My Commission Expires: _____

CONNIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group, 4535 Harding Pike, Suite 100, Nashville, TN 37205

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pinson Properties LLC & Scojo Properties, LLC 736 Greely Drive Nashville, TN 37205	072-00-0-010.00	Pinson Properties LLC & Scojo Properties, LLC 736 Greely Drive Nashville, TN 37205

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CAMDEN HOLDINGS OF TN, L.L.C.,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **PINSON PROPERTIES LLC**, a Tennessee limited liability company, and **SCOJO PROPERTIES, LLC**, a Tennessee limited liability company (collectively, the "Grantees"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property located and known as 3215 Ambrose Avenue, Nashville, TN 37215.

This conveyance is made subject to the following limitations, restrictions and/or encumbrances: General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 072-00-0-010.00; Driveway Easement of record in Book 6671, Page 430, said Register's Office; Deed of Easement of record in Book 10891, Page 801, said Register's Office; Encroachment Easement Agreement of record in Instrument No. 20070918-0111734, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantees and their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantees that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantees and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantees, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 17 day of July, 2017.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTOR:

CAMDEN HOLDINGS OF TN, L.L.C.

BY: _____

PETER RICCA, MEMBER

State of Texas)
County of Dallas)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **PETER RICCA**, 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 MEMBER (or other officer authorized to execute the instrument) of **CAMDEN HOLDINGS OF TN, L.L.C.**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member (or other authorized officer).

Witness my hand, at office, this 19 day of July, 2017.

_____
Notary Public

My Commission Expires: 10/19/2020

JOSE DOMINGO HILARIO
Notary Public
STATE OF TEXAS
My Comm. Exp. 10/19/2020
ID# 130868159

EXHIBIT "A"

Being a certain parcel of land in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the northwesterly corner of Space Park Subdivision, a plat of which is of record in Book 3700, Page 137, Register's Office for Davidson County, Tennessee, which concrete monument is North 04° 47' East, 333.55 feet from a concrete monument in the northerly margin of Ambrose Avenue at its intersection with the easterly margin of the said Space Park Subdivision; thence South 85° 20' East 54.0 feet along a Nashville Electric Service Easement to the point of beginning of the herein described real property; thence South 03° 17' West, 180.0 feet more or less along the easterly margin of said Space Park Subdivision to a concrete monument in the northerly margin of said Space Park Subdivision; thence along said northerly margin South 85° 20' East 263.78 feet, more or less, to a point; thence in a northerly direction 180.0 feet, more or less, to a point in the southerly margin of said Nashville Electric Service Easement; thence with the southerly margin of said Easement North 85° 20' West, 263.78 feet, more or less, to the point of beginning; and containing 1.09 acres, more or less.

Being the same property conveyed to CAMDEN HOLDINGS OF TN, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY by special warranty deed from REAGENTS, INC., A NORTH CAROLINA CORPORATION of record in Instrument No. 20101012-0081594, dated September 29, 2010, said Register's Office.

TOGETHER with an easement for ingress and egress as set forth in the Driveway Easement of record in Book 6671, Page 430, said Register's Office.