BILL GARRETT, Davidson County
Trans:T20170063414 DEEDWARRSP
Recvd: 07/25/17 07:59 3 pgs
Fees:18.00 Taxes:407.93
20170725-0074823

FROM: Glancy Partners, a Tennessee general partnership

TO: Ruffin Consulting, PC, a Tennessee corporation

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Ruffin Consulting, PC PO Box 2142 Goodlettsville, TN 37070	Same	Map 34-1-C; Parcel 57

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,250.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2017.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Comm. Expires: 5/6/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Glancy Partners, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Ruffin Consulting, PC, a Tennessee corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Office Unit No. 108 in Glancy Square, an office condominium located in Davidson County, Tennessee, established by Master Deed of record in Book 8793, page 328, as amended by Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square, of record as Instrument Nos. 20130717-0073849

and 20160218-0015326, all in the 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 Glancy Partners, a Tennessee general partnership, by deed from Fifth Third Bank, an Ohio banking corporation, of record as Instrument No. 20120427-0036208, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Property Taxes for 2017, which have been prorated.

2. All matters shown on the plans of record in Book 6200, page 535, as amended in Book 7900, page 454, Book 11272, page 622, and Instrument Nos. 20130717-0073849 and 20160218-0015326, said Register's Office.

3. Master Deed for Glancy Square, and the By-Laws appended thereto, of record in Book 8793, page 328, said Register's Office, as amended by Instrument Nos. 20130717-0073849 and 20160218-0015326, said Register's Office. The By-Laws were amended in Book 8833, page 91, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 8793, page 347, said Register's Office, as amended in Book 8793, page 384, said Register's Office, and further amended in Book 8833, pages 94 and 96, and Instrument Nos. 20130717-0073849 and 20160218-0015326, said Register's Office.

5. Sanitary Sewer Easement of record in Book 4388, page 583, said Register's Office.

6. Rights of other in and to the use of common elements.

This is improved property located at 110 Glancy Street, No. 108, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever 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 its hand this 24th day of July, 2017.

GLANCY PARTNERS, a Tennessee general partnership

By: _____
Name: Richard A. Johnson, authorized agent
Title: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard A. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Agent of Glancy Partners, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of July, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.