This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20170066851 DEEDWARRSP
Recvd: 08/03/17 10:32 3 pgs
Fees:18.00 Taxes:1480.00
20170803-0079160

SPECIAL WARRANTY DEED

Grantor: **Rita B. Collins**

Grantee: **CDS Rentals LLC, a Tennessee limited liability company**

County: **Davidson County**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Charles D. Schutza, Jr., Manager CDC Rentals LLC 121 Harris Street Madison, TN 37115	**Map and Parcel No. (s):** Parcel No. 1: 043 13 0 253.00 Parcel No. 2: 043 13 0 414.00

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.	Subscribed and sworn to before me on this 2nd day of August, 2017.
Charles D. Schutza, Jr. Affiant	Notary Public My commission Expires: 3-10-2019.

JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Rita B. Collins**, an unmarried person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **CDS Rentals LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor does hereby covenant with Grantee that Grantor have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as described or referenced in this Special Warranty Deed.

Grantor further covenants and bind herself and her successors in trust to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the claims of all persons claiming by or through Grantor, but not otherwise. This property is subject to all matters disclosed on the attached Exhibit A and to 2017 property taxes which shall be prorated between Grantor and Grantee at closing.

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed on this 2nd day of August, 2017.

Rita B. Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rita B. Collins,** the within named bargainor, with whom I am personally acquainted (or 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 2nd day of August, 2017.

Notary Public

My Commission Expires March 10, 2019.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Parcel No. 1. Being Lot No. 77, Madison Realty Company's Subdivision recorded in Plat Book 574, page 164, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carl E. Collins and (wife) Rita B. Collins from Robert D. Matheson and wife, Cindy Jo Matheson, by deed of record as Instrument No. 2002019-0113238, Register's office for Davidson County, Tennessee. And Carl E. Collins having since died on November 28, 2013, title to the property vested fully in his surviving wife, Rita B. Collins.

This property is subject to all matters shown in Plat Book 574, page 164, Register's Office for Davidson County, Tennessee.

This is improved property known as 121 Harris Street, Madison, Tennessee 37115.

Parcel No. 2. Being Lot No. 64, Madison Realty Company's Subdivision recorded in Plat Book 574, page 164, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 64 fronts 50 feet on the south side of Harris Street and runs back between parallel lines, 190 fees each, to a rear line measuring 50 feet.

Being the same property conveyed to Carl E. Collins and Rita B. Collins, husband and wife, from Clifford R. Thrasher, a married man, and Linda Thrasher, his wife, by deed of record in Book 11766, page 157, Register's Office for Davidson County, Tennessee. And Carl E. Collins having since died on November 28, 2013, title to the property vested fully in his surviving wife, Rita B. Collins.

This property is subject to (i) all matters shown in Plat Book 574, page 164, Register's Office for Davidson County, Tennessee; and (ii) an Encroachment Easement of record as Instrument No. 20020912-0111444, Register's office for Davidson County, Tennessee.

This is improved property known as 126 (formerly 124) Harris Street, Madison, Tennessee 37115.

C:\Users\Owner\Documents\Docs\1-CLIENT\3-GP\Amercian Creative Dental\8-Closing Documents\8-REPA-Exhibit D-Deed.wpd