BILL GARRETT, Davidson County
Trans:T20170073099 DEEDWARRSP
Recvd: 08/23/17 10:25 3 pgs
Fees:18.00 Taxes:4798.90
20170823-0086504

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,297,000.00**.

Affiant

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

Notary Public

My Commission Expires: 3/6/18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LLE, LLC 2215 Dunn Ave. Nashville, TN 37211	105-16-0-067.00	New Owner

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, **SHVILLE DUNN, LLC, a New York limited liability company** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **LLE, LLC, a Tennessee limited liability company** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Chapman-Gurley Subdivision, of record in Plat Book 8250, Page 970, Register's Office for said County, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to ShVille Dunn, LLC, a New York limited liability company, by Special Warranty Deed from Joe T. Roland and wife, Mary A. Roland, recorded January 11, 2017 in Instrument No. 20170111-0003398 Register's Office for Davidson County, Tennessee.

This is improved property that currently is municipally known as 2215 Dunn Avenue, Nashville, Tennessee 37211.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to the following limitations, restrictions and/or encumbrances (the "Permitted Exceptions"): [i] all real estate taxes and assessments for 2017 and future years, the liens for such future years yet due and payable; [ii] all matters of public record; [iii] all governmental zoning rules and regulations applicable to the ownership and use of the Property; [iv] all matters that may be disclosed by an accurate survey and inspection of the Property; and [v] liens (including materialmen's, mechanics', and contractor liens and lien rights), claims, and conditions created by or related to Grantee's or Grantee's agents' inspection of and work on the Property prior to the transfer consummated hereby.

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

GRANTOR COVENANTS with Grantee 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 for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee 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 Grantee, 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.

[Signature pages follow]

[Signature pages to Special Warranty Deed]

WITNESS this the 21 day of August, 2017.

GRANTOR:

SHVILLE DUNN, LLC

By: _____
Name: John Gleaves
Title: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Agent of Shville Dunn, LLC, the within named bargainor, and that he/she is authorized to execute this instrument on behalf of Shville Dunn, LLC.

WITNESS my hand and seal at office this 21st day of August, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY