THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Edgehill Village Investors, LLC 1033 Demonbreun, Suite 600 Nashville, TN 37203	Same	104-04-0-231.00

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, Trena Earlene Payne, formerly known as Trena J. Mueller, as sole heir at law of Kenneth Earl Payne, deceased (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to Edgehill Village Investors, LLC, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1212 16th Avenue South, Nashville, TN 37212.

Grantor covenants and binds herself and her heirs and successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

Bill Garrett Davidson County
Batch# 17705 **DEEDWARRSP**
10/25/2017 09:10:08 AM 5 pgs
Fees: $28.00 Taxes: $2,590.00



20171025-0109254

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 23 day of October, 2017.

SELLER:

By: Trena Earlene Payne
Name: Trena Earlene Payne

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Trena Earlene Payne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of October, 2017.

Brenda Reynolds
Notary Public

My Commission Expires:

3/10/19

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $700,000.00.

Jamie Carlene Payne

Sworn to and subscribed before me this 23 day of October, 2017.

Brenda A Reynolds
Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 50 feet of the westerly half of Lot No. 29 in O.B. Hayes Plan of large lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened at the corner of Lots 24 and 29; thence southerly with the easterly margin of 16th Avenue South 50 feet; thence easterly parallel with the northerly line of said Lot No. 29, 146.5 feet more or less to an alley; thence northerly with said alley 50 feet to the line between Lots 24 and 29; thence with said line westerly 146.5 feet, more or less, to the beginning point.

Being a portion of the same property conveyed to Kenneth E. Payne, unmarried by Quitclaim Deed of record in Instrument No. 20120518-0043361, in the Register's Office of Davidson County, Tennessee. The said Kenneth E. Payne is deceased. By copy of AFfidavit of Heirship, the said Trena J. Mueller a/k/a Trena Payne is the sole heir of Kenneth Earl, Payne, deceased.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.
2. Matters shown on Plat of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.