34047

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $268,750.00. Affiant Subscribed and sworn to before me this 21st day of December, 2017. Notary Public My Commission Expires: 10-7-2019
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34047-12-2017**	

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas F. Short, Deborah H. Short 2332 Murfreesboro Pike Nashville, TN 37217	NEW OWNER	Map and Parcel No.: 135 00 0 253 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 considerations, the receipt of which is hereby acknowledged, **TIC Nashville SW, LLC, a Tennessee limited liability company, as to an undivided 65% interest as tenant in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas F. Short and wife, Deborah H. Short, an undivided 25% interest as a tenant in common** ("Grantee"), its successors, heirs and assigns, in and to all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 2332 Murfreesboro Pike, Nashville, 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 42939 DEEDWARRSP
12/29/2017 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $994.38
20171229-0132429

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 21st day of December, 2017.

TIC Nashville SW, LLC, a Tennessee limited liability company

BY: _____
John A. Workman, III, Manager

STATE OF South Carolina)
COUNTY OF Greenville)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John A. Workman, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of TIC Nashville SW, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 21st day of December, 2017.

_____
Notary Public

My Commission Expires: 1/28/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. A2, on the Plan of Final Plat, Resubdivision of Lot 3, Nashboro Square, as shown on plat of record in Instrument No. 20170203-0011915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Together with appurtenant easements as set forth in Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument No. 20031015-0153147, in the Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20050520-0057418, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Workman, III, as trustee of the Boyd Investment Irrevocable Trust as to an undivided 10% interest, Stephen R. Cherry, as to an undivided 25% interest, and TIC Nashville SW, LLC as to an undivided 65% interest, as tenants in common, by Special Warranty Deed dated October 25, 2017 from RDM3 of Tennessee, LLC, a Tennessee limited liability company of record in Instrument No. 20171031-0111328, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 135 00 0 253 00.
2. Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument No. 20031015-0153147, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20170203-0011915, Register's Office for Davidson County, Tennessee.
4. Declaration of Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20050520-0057418, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160216-0014236, Register's Office for Davidson County, Tennessee.
6. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 6518, Page 875, Book 6518, page 880, Book 6518, page 885, and Book 6518, page 890, Register's Office for Davidson County, Tennessee.
7. Terms and provisions of that certain unrecorded Lease by and between RDM3, LLC, as landlord, and The Sherwin-Williams Company, as tenant only, without purchase options or rights of first refusal, as evidenced by Notice of Lease of record in Instrument No. 20160107-0001630, Register's Office for Davidson County, Tennessee. As same has been assigned by original landlord to the current owners.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

