Bill Garrett Davidson County
Batch# 48856 DEEDWARRSP
01/18/2018 11:18:38 AM 4 pgs
Fees: $23.00 Taxes: $5,735.00
20180118-0005278

NAME ANDADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Charlotte RE LLC 4420 Gerald Place Nashville, TN 37205	091-15-0-383.00	Same as New Owner
This instrument prepared by: Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **CHARLOTTE PARTNERS, LLC, A**, a Tennessee limited liability company (the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey to **CHARLOTTE RE LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved/unimproved property located at 5303 Charlotte Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims

STATE OF TENNESSEE
COUNTY OF DAVIDSON_____

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

_____
Affiant

Subscribed and sworn to before me this 12 day of January, 2018.

_____
Notary Public
My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

7/3805828.1

of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 12th day of January, 2018.

GRANTOR:
CHARLOTTE PARTNERS, LLC,
A Tennessee limited liability company

By: _____
Name: Chris Farren
Its: Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, Fred Russell Harwell, a Notary Public in and for the State and County aforesaid, personally appeared Chris Farren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Charlotte Partners, LLC, the within named bargainor, a limited liability company, and that as such Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 12th day of January, 2018.

_____
Notary Public

My Commission Expires: _____



Exhibit A
Property

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Preston Loveless Property, of record in Plat Book 6200, page 31, 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 CHARLOTTE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DENNIS RAY BATEY, of record as Instrument No. 20150626-0061691, dated June 25, 2015, said Register's Office.

Exhibit B
Permitted Encumbrances

1. General or special taxes and assessments for the year 2018 assumed by buyer for Map-Par. 091-15-0-383.00.

2. Matters shown on the Plan of record in Plat Book 6200, page 31, said Register's Office.