Bill Garrett Davidson County
Batch# 69615 DEEDWARRSP
03/15/2018 11:49:30 AM 5 pgs
Fees: $28.00 Taxes: $5,531.50
20180315-0024498

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Lipscomb House Partners, LLC 1007 Halcyon Avenue Nashville, Tennessee 37204	Same as New Owner	093-110-195.00
This instrument prepared by: Justin W. Leach, Esq., McKenzie Laird, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

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, FIVE ZERO HOLDINGS, LLC ("Grantor"), has bargained and sold, and by these presents does transfer and convey to LIPSCOMB HOUSE PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,495,000.00.

Claire Burke
Affiant

Subscribed and sworn to before me this 15 day of March, 2018.

Elizabeth Puckett
Notary Public
My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

This is improved property known as 28 Middleton Street in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 13th day of March, 2018.

FIVE ZERO HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Todd Hughes, its Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Todd Hughes**, **Secretary of Five Zero Holdings, LLC**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **Five Zero Holdings, LLC**, a Tennessee limited liability company, and that he is authorized to execute this instrument on its behalf.

Witness my hand, at office in Nashville, Tennessee, this 13th day of March, 2018.

_____
Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Rutledge Addition to South Nashville, as of record in Book 21, Page 73, Register's Office for Davidson County, Tennessee. Said Lot No. 54 fronts 50 feet on the northerly side of Middleton Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Five Zero Holdings, LLC, a Tennessee limited liability company, by Deed from Steve C. Norris, or record in Instrument No. 200405260062201, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 21, Page 73, in the Register's Office of Davidson County, Tennessee.

3. Reciprocal Easement Agreement by and between Victoria House Associates, Ltd. And 30 Middleton Group, Ltd., of record in Book 7286, Page 320, in the Register's Office of Davidson County, Tennessee.

4. Matters as shown on the ALTA/NSPS Land Title Survey of Lot 54 of Rutledges Addition Nashville, dated January 15, 2018, by Blue Ridge Survey Services.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

