Bill Garrett Davidson County
Batch# 87539 DEEDWARRSP
05/02/2018 02:16:50 PM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20180502-0041843

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
40 WEST LLC 15 W. 47th Street, Suite 1009 New York, NY 10036-3395	40 WEST LLC 15 W. 47th Street, Suite 1009 New York, NY 10036-3395	091-12-0-251.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SENAI G. ABRAHAM** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **40 WEST LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of April, 2018.

GRANTOR:

SENAI G. ABRAHAM

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Senai G. Abraham, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 30th day of April, 2018.

My Commission Expires:

3/30/20

Notary Public

STATE OF

COUNTY OF

[*Affidavit of Consideration Follows*]

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $440,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 30 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 3/30/20

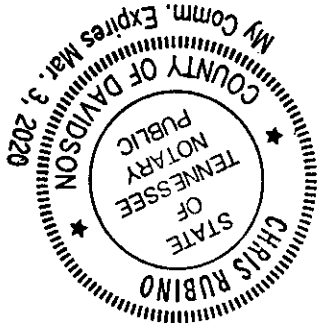


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 11 on unrecorded plan of Mary Harwell's land, being part of Lot No. 12 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 40th Avenue North formerly Clifton Avenue to a point 495 feet from the northerly margin of Correy Street; thence with the westerly margin of said avenue north 50 feet; thence westerly parallel with Correy Street 200 feet to the easterly margin of an alley; thence with said alley southerly 50 feet to a point; thence easterly 200 feet to the beginning.

Being the same property conveyed to SENAI G. ABRAHAM, by deed from JEFFREY TEEPLE AND WIFE, JENNIFER TEEPLE, of record in Instrument No. 20061103-0137075 and rerecorded in Instrument No. 20061201-0148583, dated October 20, 2006, said Register's Office.

Exhibit "B"

Permitted Exceptions

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

2. Matters shown on the Plan of record in Book 21, page 35, Register's Office for Davidson County, Tennessee.