Bill Garrett
Batch# 99291 DEEDWARRSP
06/01/2018 02:25:46 PM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20180601-0052489

Box 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00.

Affiant

Subscribed and sworn to me on June 1, 2018.

NOTARY PUBLIC

My commission expires: 3-3-2020

ROBERTA R. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31594

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jane Chera 609 Linden Square Nashville, TN 37215	New Owner	104-04-0-143.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Optimal Jacksonville LLC,** a Florida limited liability company, hereinafter called **"GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto **Jane Chera, "GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above described parcel of land is subject to the following:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

This property is also known as improved property located at 1100 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS our hands on June 1, 2018.

Optimal Jacksonville LLC

BY: _____

Ryan D. Brown, General Counsel and Vice President

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Ryan D. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the General Counsel and Vice President of Optimal Jacksonville LLC, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of Optimal Jacksonville LLC, by himself as said General Counsel and Vice President.

Witness my hand and official seal on the 1st day of June, 2018.

_____
Notary Public

My Commission Expires: 3-3-2020

ROBERTA R. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of J. P. W. Brown's Subdivision of Lot 15 of the O. B. Hayes Tract of record in Plat Book 161, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Optimal Jacksonville LLC by Warranty deed from Gordon Robison, a single person, of record on November 18, 2015 in Instrument No. 20151118-0116896 Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. 2018 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s). Taxes and assessments for subsequent years, a lien, not yet due and payable.
2. Taxes for the year 2018, a lien not yet due and payable, and subsequent years taxes and assessments.
3. Subject to all matters shown on the Plan of record in Plat Book 161, Page 88, Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.