| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2018<br>Notary Public<br>MY COMMISSION EXPIRES: 11/5/2018<br>(AFFIX SEAL) |
|---|---|

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **2003 EAST LLC** | **SAME** | **072-14-0-387.00** |
| (NAME)<br>**15 WEST 47TH STREET, SUITE 1009** | Bill Garrett Davidson County<br>Batch# 99822 **DEEDWARRSP**<br>06/04/2018 12:08:26 PM 2 pgs<br>Fees: $13.00 Taxes: $7,030.00<br>20180604-0052991 | |
| (ADDRESS)<br>**NEW YORK, NY 10036-3395** | | |
| (CITY) (STATE) (ZIP) | | |

## *SPECIAL WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN G. COLLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2003 EAST LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot Nos. 13 to 20 inclusive, on the unrecorded map of the subdivision known as Elbon, being a subdivision of the W. S. Noble Tract, and described according to a copy of a survey made by Watkins & Murray, Surveyors, January 5, 1949 as follows:**

**Beginning at a point in the northerly margin of Straightway Avenue, at a concrete monument, the common corner of Lots 1 and 20 said plan; thence easterly along the northerly margin of said Avenue, 170.8 feet to the westerly margin of Pennington Avenue; thence with the margin of same northerly 453.4 feet to a point, the common corner of Lots 12 and 13; thence with the line between said lots westerly 170 feet to the corner of said lots and of lots 8 and 9; thence with the west or rear line of lots 13 and 20, inclusive, southerly 435.4 feet to the beginning.**

**TOGETHER WITH that portion of Pennington Avenue included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 69-751 filed in the County Court Clerk's Office for said County. For further reference see quitclaim deed of record in Book 11204, page 769, said Register's Office.**

**Being the same property conveyed to JOHN G. COLLEY AND WIFE MILDRED S. COLLEY, by deed from JOHN B. BATTS AND WIFE, MATTIE PIPER BATTS, of record in Book 1975, page 348, dated May 26, 1951, said Register's Office. The said Mildred S. Colley having since died leaving John G. Colley the surviving tenant by the entirety.**

**This conveyance is subject to an Easement of record in Book 1975, page 348 in the Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved( X ) property, known as **2003 STRAIGHTWAY AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and that we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under said Grantors, but not 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.

Witness my hand this 31 day of MAY, 2018.

JOHN G. COLLEY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John G. Colley,** 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.

Witness my hand and official seal at Nashville, Tennessee this 31 day of May, 2018.

My commission expires: **NOVEMBER 5, 2018**




Notary Public