This instrument was prepared by:
J. Bryan Echols, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

Bill Garrett Davidson County
Batch# 106621 DEEDWARRSP
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Fees: $28.00 Taxes: $3,515.00



20180619-0059133

SPECIAL WARRANTY DEED

FROM: JAMES CURTIS COLE, Grantor

TO: EAGLE 5, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Eagle 5, LLC 209 – 10th Avenue South, Suite 134 Nashville, Tennessee 37203	Same	09310004400 09310003800

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($950,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of June, 2018.

Notary Public
My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($950,000.00), the receipt and sufficiency of which are

hereby acknowledged, JAMES CURTIS COLE ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto EAGLE 5, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is unimproved property known as 812 Palmer Place and 811 Lea Avenue, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors and assigns forever. And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 14 day of June, 2018.

GRANTOR:

JAMES CURTIS COLE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, James Curtis Cole, a Notary Public of said County and State, JAMES CURTIS COLE, the within named 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 seal, at Office in Nashville, Tennessee, this 14 day of June, 2018.

Notary Public
My Commission Expires:

JILL NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being part of Block "B" on the map of Palmer Place of record in Book 57, page 117, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Lea Avenue, 356 feet west of the westerly margin of Spruce Street or 8th Avenue margin of Spruce Street or 8th Avenue South, as located on said plan; running thence southerly, parallel to Spruce Street, 80 feet to an alley; thence eastwardly with said alley, parallel to Lea Avenue, 40 feet; thence northwardly parallel to Spruce Street 80 feet to Lea Avenue; thence westwardly with the same, 40 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot "C" on the map of Palmer Place, as of record in Book 57, page 117, Register's Office for said County, described as follows:

Beginning on the northerly margin of Palmer Place at the southwest corner of part of Lot "C" conveyed to Mrs. Freda Silver by deed from Alex Silver, Trustee of record in Book 874, page 763, said Register's Office, said point being 308.2 feet west of the westerly margin of 8th Avenue South, as widened; thence with said Silver's westerly line, northwardly 80 feet to the southerly margin of an alley; thence with the said alley, westwardly 40 feet to the northeast corner of the property conveyed to Annie E. McFadden by deed from Chloe E. Bearhs, et ux, of record in Book 1104, page 363, said Register's Office, thence with said McFadden easterly line, southwardly 80 feet to the northerly margin of Palmer Place; thence with same, eastwardly 40 feet to the beginning.

Being the same property conveyed to BYRD D. CAIN, JR., TRUSTEE, by deed from GEORGE H. COLE and MARGARET C. COLE, of record in Book 5000, page 87, dated January 28, 1976, said Register's Office, and to JAMES CURTIS COLE by deed from BYRD D. CAIN, JR., TRUSTEE, of record as Instrument Number 20180619-0059132, date June 14, 2018.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 a lien, but not yet due and payable, and all subsequent years.
2. Matters shown on the Plan of record in Plat Book 57, page 117, said Register's Office