#34333

THIS INSTRUMENT PREPARED BY: **MUDTER, PATTERSON & COX, PLLC** **Attorneys at Law** **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215** **(615) 383-4429** Bill Garrett Davidson County Batch# 110164 DEEDWARRSP 06/28/2018 12:41:30 PM 4 pgs Fees: $23.00 Taxes: $962.00 20180628-0062559	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Peggy D. Mathes Affiant Subscribed and sworn to before me, this 27th day of June, 2018. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 11, 2019

SPECIAL WARRANTY DEED

Address New Owner: Andre P. Johnson 215 2nd Avenue North, #300 Nashville, TN 37201	Send Tax Bills to: New Owner	Tax Information: 059-09-0 116.00 059-09-0 117.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF JEFFERSON ROBERT ROSS, III, and MICHAEL M. CASTELLARIN, TRUSTEE OF THE IRREVOCABLE SPECIAL NEEDS TRUST FOR JEFFERSON ROBERT ROSS, IV, U/A/D JULY 25, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey by order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P-254 to **KALP INVESTMENTS, a Tennessee general partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 4005 and 4009 Boyd Drive, Nashville, Tennessee, 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor, Peggy D. Mathes, Administrator of the Estate of Jefferson Robert Ross, III, covenants with Grantee that said Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Grantor, Michael M. Castellarin, Trustee of the Irrevocable Special Needs Trust for Jefferson Robert Ross, IV, u/a/d July 25, 2016 enters into this instrument for the purpose of conveying any and all

interest that said Trust, or he in his capacity as Trustee of said Trust, may have in the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 27th day of June, 2018.

Peggy D Mathes, Adm

PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF JEFFERSON ROBERT ROSS, III

MA Trustee

MICHAEL M. CASTELLARIN, TRUSTEE OF THE IRREVOCABLE SPECIAL NEEDS TRUST FOR JEFFERSON ROBERT ROSS, IV, U/A/D JULY 25, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Peggy D. Mathes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administrator of the Estate of Jefferson Robert Ross, III, and as such executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of June, 2018.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael M. Castellarin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Irrevocable Special Needs Trust for Jefferson Robert Ross, IV, an Irrevocable Trust established under agreement dated July 25, 2016, and as such executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of June, 2018.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Exhibit "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Section 3 Haynes Estates, as of record in Plat Book 4175, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jefferson Robert Ross, III and wife, Linda Hope Ross by deed dated December 28, 1973 from W. L. Bainbridge Company of record in Book 4776, page 301, Register's Office for Davidson County, Tennessee. Linda Hope Ross died on May 19, 2015 leaving Jefferson Robert Ross, III as surviving tenant by the entirety. Jefferson Robert Ross, III died on January 30, 2018 leaving a Last Will and Testament filed for Probate in Docket No. 18P-254, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to the Irrevocable Special Needs Trust for Jefferson Robert Ross, IV. By Order dated April 26, 2018, subject property was brought into the Probate Estate and ordered to be sold by the Administrator. An Order Approving Contract was filed June 8, 2018, in the Probate Court for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section 3 Haynes Estates as of record in Plat Book 4175, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Jefferson Robert Ross, III and wife Linda Hope Ross by Installment Deed dated April 24, 1975 from W. L. Bainbridge Company of record in Book 4910, page 173, Register's Office for Davidson County, Tennessee. Linda Hope Ross died on May 19, 2015 leaving Jefferson Robert Ross, III as surviving tenant by the entirety. By Quitclaim Deed dated January 24, 2018 in Instrument No. 20180125-0007616, Register's Office for Davidson County, Tennessee, Jefferson Robert Ross, III conveyed subject property to Thomas A. Ross. Pursuant to Order of the Probate Court for Davidson County, Tennessee, dated May 10, 2018 in Docket No. 18P-254, Thomas A. Ross conveyed subject property to Peggy Mathes, Administrator of The Estate of Jefferson Robert Ross, III by Quitclaim Deed dated May 10, 2018 in Instrument No. 20180521-0048616, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

