WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1251

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Y Johnson Davidson County
Batch# 141855 DEEDWARRSP
09/17/2018 01:07:30 PM 6 pgs
Fees: $33.00 Taxes: $2,220.00
20180917-0091999

SPECIAL WARRANTY DEED

FROM: Michael's Auto Sales, LLC, Grantor

TO: Stephen D. Elkins, 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
Stephen D. Elkins 1445 Elm Hill Pike Nashville, TN 37210	Same	106-03-0-022.00

FOR AND IN CONSIDERATION OF the sum SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($600,000.00), the receipt and sufficiency of which are hereby acknowledged, Michael's Auto Sales, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Stephen D. Elkins ("Grantee"), his 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 improved property known as 1445 Elm Hill Pike, Nashville, Tennessee 37210.

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.

Grantor further covenants with Grantee that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 14th day of September, 2018.

GRANTOR:

Michael's Auto Sales, LLC

By: _____

Print Name: Mehrdad Rabiei
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Mehrdad Rabiei, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Member of Michael's Auto Sales, LLC, the within named Grantor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as its Member.

WITNESS my hand and official seal at office this 14th day of September, 2018.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

_____
NOTARY PUBLIC
My Commission Expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is SIX HUNDRED THOUSAND DOLLARS ($600,000.00).

_____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2018.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

EXHIBIT A

LEGAL DESCRIPTION

Tract I:

Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Edward Trabue Lands, as of record in Minute Book I, page 190, of the United States Circuit Court at Nashville, Tennessee, and being a 0.041 triangular shaped parcel described according to a survey of Ragan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105, as follows:

Beginning at a point in the West right-of-way of Spence Lane, approximately 100 +/feet South of the center line of Elm Hill Pike and being the corner of the Jamie H. Lewis, thence South with the right-of-way of Spence Lane, following a curve to the left, having a radius of 7 deg. 53' 07", a radius of 581.24 feet, a tangent of 40.06 feet, a chord of 79.93 feet, a chord bearing of South 14 deg. 13' 42" East a length of 79.99 feet to a point; thence leaving the right-of-way, South 88 deg. 01' 46" West 48.04 feet to a corner of the Jamie H. Lewis tract; thence North 19 deg. 43' 07"East 84.06 feet with the Lewis East property line to the right-of-way of Spence Lane and being the point of beginning, containing 1,803 square feet or 0.041 acre.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Trabue Lands, as of record in Minute Book I, pages 190 and 191, in the United States Circuit Court at Nashville, Tennessee, described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being the northeast corner of Lot No. 2 on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88, Register's Office for Davidson County, Tennessee; thence southwardly along the easterly line of said Lot No. 2, a distance of 150 feet to a point in said line; thence leaving said line along the northerly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from Jamie Harding Lewis, et al., of record in Book 5728, page 399, Register's Office for Davidson county, Tennessee, North 88 deg. 00' 32" East 121.88 feet to a point, in the easterly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from R. O. Rollins, Sr., et ux., of record in Book 4241, page 719, Register's Office for Davidson County, Tennessee; thence northwardly along the westerly line of the aforesaid Baltz, et al., tract, a distance of 82 feet, more or less, to a point in the westerly margin of Spence Lane; thence northwardly along the westerly margin of Spence Lane, 30.45 feet, more or less, to a point, the beginning of a curve to the left; thence northwestwardly around said curve, 37.23 feet to a point, in the southerly margin of Elm Hill Pike; thence westwardly along the southerly margin of Elm Hill Pike, 56.96 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael's Auto Sales, LLC, a Tennessee limited liability company by Warranty Deed from Osman Hekmat and wife, Fatemeh Hekmat, dated March 31, 2016, recorded April 1, 2016, of record in Instrument No. 20160401-0030947, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Property Taxes for the year 2018 and thereafter, not yet due and payable.

2. All matters appearing on the Plan of the Edward Trabue Lands, as of record in Minute Book I, page 190 and 191, of the United States Circuit Court at Nashville, Tennessee.

3. All matters appearing on and described according to a survey of Ragan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105.

4. Deed of Conveyance for sanitary sewer of record in Book 7542, page 354, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88, Register's Office for Davidson County, Tennessee

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

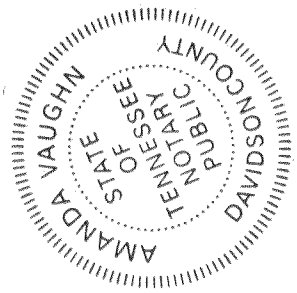
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)