THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 159273 DEEDWARRSP
11/13/2018 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20181113-0111994

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Zeier Real Estate, LLC 2001 Glen Echo Road Nashville, TN 37215	New Owner 330 Franklin Rd, Ste 135A-593 Brentwood, TN 37027	117-15-0-035.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **M.B. VALENTINE LIMITED PARTNERSHIP, a Delaware limited partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Zeier Real Estate, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Glen Echo Subdivision, of record in Book 5060, Page 107, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M. B. Valentine Limited Partnership, a Delaware limited partnership, from Valentine Properties, Inc., filed on 12/15/1998, at Book 11253, page 804, Davidson County Register of Deeds.

This property is commonly known as **2001 Glen Echo Road, Nashville, TN 37215**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under the GRANTEE, but not othwewise. 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 the hand of the authorized representative of the Grantor this the 9th day of **November, 2018**:

M.B. VALENTINE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: **Truxton Trust Company, Delegatee**

Drew Mallory, Managing Director, Wealth Management Services for Truxton Trust Company

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Drew Mallory**, 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 **Managing Director, Wealth Management Services for Truxton Trust Company**, which is in turn the **Delagatee** of **M.B. VALENTINE LIMITED PARTNERSHIP, a Delaware limited partnership**,the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of Truxton Trust Company as Delagatee of M.B. VALENTINE LIMITED PARTNERSHIP, a Delaware limited partnership for the purposes therein contained.

Witness my hand and official seat on this the 9th day of November, 2018:

Pam Gardiner
NOTARY PUBLIC

My Commission Expires: 9-6-2022

PAM GARDINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $4,500,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2018:

Elizabeth J. Barnes
Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

