This Instrument Prepared by:
Paul F. Soper
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Nashville, TN 37203
615-712-6036

Karen Johnson Davidson County
Batch# 191743 DEEDWARRSP
02/05/2019 09:59:30 AM 5 pgs
Fees: $28.00 Taxes: $3,500.94
20190205-0010868

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
ETM Holdings, Ltd. 10323 Veterans Memorial Dr. Houston, TX 77038	SAME	106-05-0-061.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PARIS AVENUE HOLDINGS, LLC, a Tennessee limited liability company** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ETM HOLDINGS, LTD., a Texas limited partnership** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on **Exhibit "B"**, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors and assigns 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 through the Grantor, but not further or otherwise.***

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

WITNESS Grantor's hand, this 1st day of February, 2019.

PARIS AVENUE HOLDINGS, LLC

By: Christopher Brian Sadler, Co-President

By: Michelle Sadler Mobley, Co-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **CHRISTOPHER BRIAN SADLER AND MICHELLE SADLER MOBLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **CO-PRESIDENTS of PARIS AVENUE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainors, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as **CO-PRESDIENTS**.

Witness my hand and official seal at Nashville, TN, this 1st day of February, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $946,200.00.

Affiant

Subscribed and sworn before me this 1st day of February, 2019.

NOTARY PUBLIC
My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

TRACT I:

Being Lot no. 16 on the Map of Saxon's Subdivision of the W. L. Nance Lands, not of record, and described as follows:

Beginning at a point in the easterly margin of Paris Avenue, the common corner of Lots 15 and 16; thence with the margin of said Avenue, northerly 50 feet to the corner of Lots 16 and 17; thence easterly with the line between said lots, 175 feet to the westerly line of the Stephens property;
thence with said line, southerly 50 feet to the common corner of Lots 15 and 16; thence with the line between said lots, westerly 175 feet to the beginning.

TRACT II:

Being Lot no. 17 of Saxon's Addition, which was formerly the subdivision of the W.L. Nance Lands, Lots 3 and 4 in the Sixth, formerly Ninth Civil District of said County, a plan of which Subdivision is recorded in Plan Book 2, page 327, in the Chancery Court for said County, described as follows:

Beginning at a point in the easterly margin of Paris Avenue and running in a easterly direction 175 feet to a point in the westerly margin of the Stephens Property; thence at right angles to the right running in a southerly direction with the westerly boundary line; thence at right angles to the right in a westerly direction 175 feet to a point in the easterly margin of Paris Avenue; thence in a northerly direction with
the easterly margin of Paris Avenue 50 feet to beginning. Which said lot fronts 50 feet on the easterly margin of Paris Avenue and runs back between parallel lines 175 feet to the Stephens property and being bounded on the south by Lot no. 16 and on the North by Lot No. 18 of Saxon's Addition.

The above descriptions according to survey of Thomas A. Young, PLS No. 2265, L. I. Smith & Associates, Inc. dated February 1, 2019 and bearing Project # D 106-50-61/19065.

Being the same property conveyed to Paris Avenue Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed dated July 13, 2010 from Vera G. Sadler of record in Instrument No. 20100813-0064097, said Register's Office. Also, being the same property conveyed to Earl H. Sadler and wife, Vera G. Sadler, by Warranty Deed from Billy R. Potter and wife, Joyce P. Potter, of record in Book 9889, page 445, Register's Office for Davidson County, Tennessee, the said Earl H. Sadler having since died on December 24, 2009, with title to the property vesting solely in Vera G. Sadler at his death.

Permitted Exceptions

1. Real Property taxes for 2019, a lien not yet due and payable.

2. All matters shown on the plat of survey by Thomas A. Young, Tenn. RLS No.2265, with L. I. Smith & Associates, Inc., dated February 1, 2019, Project No. D 106-50-61/19065.

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN