Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Glengarry Partners c/o Hugh Entrekin Tune, Entrekin & White, P.C. 4235 Hillsboro Pike, Suite 300 Nashville, Tennessee 37215	P/O 083-13-0-037.00	Glengarry Partners c/o Hugh Entrekin Tune, Entrekin & White, P.C. 4235 Hillsboro Pike, Suite 300 Nashville, Tennessee 37215
This instrument prepared by: Bradley Arant Boult Cummings, LLP (RCR) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

WHEREAS, William L. Martin Jr. (the "Decedent") was the owner of that certain property located at and being a portion of 1105 Fatherland Street, Nashville, Davidson County, Tennessee and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died testate on August 4, 2017, and his will (the "Will") is filed of record in Probate No. 17P-1634, Circuit Court of Davidson County, Tennessee Probate Division; and

WHEREAS, pursuant to the Will, Sam Thomas was appointed as Executor of the Estate of William L. Martin Jr. (the "Estate").

Karen Johnson Davidson County
Batch# 217128 DEEDWARRSP
04/12/2019 02:42:53 PM 5 pgs
Fees: $28.00 Taxes: $9,068.88

20190412-0033716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,451,050.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2019.

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

Notary Public
My Commission Expires: 8/27/2022

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SAM THOMAS, Executor of the Estate of William L. Martin Jr.** (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **GLENGARRY PARTNERS**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, the Property.

This is improved property, being a portion of 1105 Fatherland Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey its ownership interest in the Property; and that its ownership interest in the Property is unencumbered except as set forth herein as shown in Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to its ownership interest in the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except that no warranty is made as to the amount of acreage in the Property.

Notwithstanding the foregoing, Sam Thomas shall have no personal liability to the Grantee hereunder or otherwise with respect to the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 12th day of April, 2019.

GRANTOR:

Sam Thomas, Executor

SAM THOMAS, Executor of the Estate of William L. Martin Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sam Thomas, 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 Executor of the Estate of William L. Martin Jr., deceased, and that he as such Executor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 11th day of April, 2019.

Notary Public

BESHOY SAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires
July 9, 2022

EXHIBIT A

(Legal Description)

That certain tract of land lying and being in the Davidson County, Tennessee, and being more particularly described as follows:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 87, as shown on the map entitled Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 50 feet on the northerly side of Hobson Avenue, now Fatherland Street extended, and extends back northerly between parallel lines 170 feet to an alley.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 88, as shown on the map entitled Plan of East Edgefield Plan of Lots, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 50 feet on the north side of Fatherland Street and runs back between parallel lines along the east margin of 11th Street, 170 feet to an alley.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 86, as shown on the map entitled Plan of East Edgefield Addition to Nashville, Tennessee, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on the north side of Fatherland Street, formerly Hobson Street, and runs back between parallel lines, 170 feet to an alley.

Being the same properties conveyed to WILLIAM L. MARTIN, JR. and wife, JEAN L. MARTIN, by deeds of record in Book 3467, page 105, Book 3612, page 263, Book 3618, page 616 and Book 3902, page 588, said Register's Office. JEAN L. MARTIN having since died on or about July 6, 2013, leaving WILLIAM L. MARTIN, JR. as the surviving tenant by the entirety. WILLIAM L. MARTIN, JR. having since died testate on or about August 4, 2017. Pursuant to the terms of his Last Will and Testament of record in Probate No. 17P1634, Probate Office, Davidson County, Tennessee, said property is administered as part of his probate estate, by SAM THOMAS, Executor of the Estate of WILLIAM L. MARTIN, JR.

EXHIBIT B

(Exceptions)

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, liens not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plat of survey by Ernest C. Drake, Tenn. RLS No. 2604, with AEI Consultants, dated February 13, 2019 and designated AEI Job No. 400887.