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	083-13-0-039.00 & 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

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, Trustee of the William L. Martin, Jr. Revocable Trust dated September 23, 2014** (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, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property, being a portion of 1105 Fatherland Street, Nashville, Davidson County, Tennessee, and unimproved property, being known as 1109 Fatherland Street, Nashville, Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 217128 **DEEDWARRSP**
04/12/2019 02:42:53 PM 5 pgs
Fees: $28.00 Taxes: $3,881.12

20190412-0033717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,048,950.00.

Affiant

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

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

Notary Public
My Commission Expires: 8/27/2022

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.

[Signature Page Follows]

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

GRANTOR:

Sam Thomas, Trustee

SAM THOMAS, Trustee of the William L. Martin, Jr. Revocable Trust dated September 23, 2014

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 Trustee of the William L. Martin, Jr. Revocable Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustee of the William L. Martin, Jr. Revocable Trust.

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:

PARCEL 1

Land in Davidson County, Tennessee, being Lot No. 85, as shown on the map entitled Plan of East Edgefield Addition, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts fifty (50) feet on the northerly side of Fatherland Street, formerly Hobson Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed WILLIAM L. MARTIN, by deed from VERLA MAY GOODWIN, of record in Book 4526, page 130, dated August 4, 1971, said Register's Office. WILLIAM LEE MARTIN, JR. further conveyed said property to WILLIAM L. MARTIN, JR., TRUSTEE OF THE WILLIAM L. MARTIN, JR. REVOCABLE TRUST dated September 23, 2014, by Quitclaim Deed of record as Instrument No. 20141201-0110092, dated November 21, 2014, said Register's Office.

PARCEL 2

Land lying in Davidson County, Tennessee, being Lot No. 84, as shown on the map entitled Plan of East Edgefield Plan of Lots of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot 84 fronts 50 feet on the northerly side of Fatherland Street and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to WILLIAM L. MARTIN, JR., by deed from PAULINE VON SCHMITTOU, of record as Instrument No. 20040727-0089751, dated July 16, 2004, said Register's Office. WILLIAM LEE MARTIN, JR. further conveyed said property to WILLIAM L. MARTIN, JR., TRUSTEE OF THE WILLIAM L. MARTIN, JR. REVOCABLE TRUST dated September 23, 2014, by Quitclaim Deed of record as Instrument No. 20141201-0110094, dated November 21, 2014, said Register's Office.

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.