WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/12 10:53 2 pgs
Fees:13.00 Taxes:8254.70
20121002-0089648

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

12-07-021

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of October, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NC&C PROPERTIES, G.P.	" NEW OWNER "	91-15
(NAME) 618 Church Street, Ste. 200	(NAME)	206.00
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NC&C PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying within the 24th Councilmanic District of Nashville, Davidson County, Tennessee, and being a part of a block of ground marked "Bishop Hargrove's Place", on the plan of Charlotte Park Company's First Addition to Nashville, of record in Plan Book 57, Page 103, at the Register's Office for Davidson County, Tennessee, and being further described as being bound on the north by the southerly right-of-way line of Charlotte Avenue, on the east by the westerly right-of-way line of 50th Avenue North, on the south by the northerly line of the Robert D. French property, of record at Instrument No. 20010309-0022882, and on the west by the easterly right-of-way line of Alley #1176, and being more particularly described according to a ALTA/ACSM Land Title Survey by Phillip E. Holmes, Tennessee Register's Land Surveyor No. 1728, dated September 22, 2012, as follows:

BEGINNING at a punch-hole (new) at the intersection of the southerly right-of-way line of Charlotte Avenue and the westerly right-of-way line of 50th Avenue North; Thence, with said line, S 01 deg 39' 55" E, 250.00' to an iron pin (old); Thence, S 88 deg 20' 05" W, 160.00' to an iron pin (new) in the easterly right-of-way line of Alley #1176; Thence, with said line, N 01 deg 39' 55" W, 250.00' to a P.K. Nail (new) in said southerly right-of-way line of Charlotte Avenue; Thence, with said line, N 88 deg 20' 05" E, 160.00' to the POINT OF BEGINNING.

BEING the same property conveyed to ALEXANDER S. FUQUA AND 5001 CHARLOTTE, LLC, by Deed from MIRIAM WEISE MAMLIN, SAMUEL M. WEISE, AND PEGGY WEISE SPIEGEL CO-TRUSTEES, of record in Book 10732, Page 82, Register's Office for Davidson County, Tennessee. Subsequently, Alexander S. Fuqua having conveyed his interest to 5001 Charlotte, LLC by Deed of Record in Book 11275, Page 110, said Register's Office. Then 5001 Charlotte, LLC having conveyed a 50% interest to Buckhead Investments, LLC by Deed of record in Instrument No. 20041230-0154676, said Register's Office. Furthermore, 5001 Charlotte, LLC is now known as 5001 Charlotte, G.P. by articles of merger in Instrument No. 20000105-0001620, said Register's Office. THE said 5001 CHARLOTTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY having conveyed by Instrument of Correction to Quitclaim Deed and Conveyance of Title to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY recorded in Instrument No. 20121002-0089647, simultaneously herewith, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **5001 Charlotte Avenue, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. 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 WHEREOF, its hands, this 1st day of October, 2012

BUCKHEAD INVESTMENTS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
ALEXANDER S. FUQUA, CHIEF MANAGER

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ALEXANDER S. FUQUOA,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER of **BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Atlanta, Georgia, this 28th day of September, 2012.

S. MANNEH
Notary Public
Cobb County
State of Georgia
My Commission Expires Mar 7, 2016

My Commission Expires: _____

_____
Notary Public

I, the undersigned, 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.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledged that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON