SPECIAL

WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 06/30/14 14:58 3 pgs
Fees:18.00 Taxes:12950.00
20140630-0057305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$3,500,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
523 Third LLC	**SAME AS NEW OWNER**	**Map 93-10**
(NAME) **523 3rd Avenue South**	(NAME)	**Map 450.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THIRD AVENUE ASSOCIATES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **523 THIRD LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCEESSOR'S AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND LYING IN THE NINETEENTH COUNCILMANIC DISTRICT – URBAN SERVICES DISTRICT - NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT OF LAND BEING IDENTIFIED AS PARCEL 450.00 ON DAVIDSON COUNTY PROPERTY MAP NO. 93-10 AND A PORTION OF LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30 AND 31 ON THE OLD PLAN KNOWN AS "COLLEGE CAMPUS"NOT OF RECORD. BEING GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 3RD AVENUE SOUTH (50-FOOT RIGHT-OF-WAY) AND LEA AVENUE (50-FOOT RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID INTERSECTION OF 3RD AVENUE SOUTH AND LEA AVENUE AT THE BACK OF WALK;

THENCE, LEAVING 3RD AVENUE SOUTH RIGHT-OF-WAY, WITH THE NORTHERLY RIGHT-OF-WAY OF LEA AVENUE, S 70°28'51" W, 140.00 FEET TO THE EASTERLY OF ALLEY #147 (10-FOOT RIGHT-OF-WAY);

THENCE, LEAVING LEA AVENUE, WITH SAID EASTERLY RIGHT-OF-WAY OF ALLEY #147, N 19°37'41"W, 222.70 FEET TO THE SOUTHERLY LINE OF PARCEL 455 ON SAID PROPERTY MAP NO. 93-10. SAID PARCEL 455 BEING THE SAME PROPERTY CONVEYED TO RITZEN BROTHERS, LLC AS OF RECORD IN INSTRUMENT NO. 20060524-0061123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.);

THENCE, LEAVING SAID ALLEY #147, WITH THE SOUTHERLY LINE OF SAID RITZEN PROPERTY, N 62°26'02"E, 151.73 FEET TO THE WESTERLY RIGHT-OF-WAY OF 3RD AVENUE SOUTH;

THENCE, LEAVING SAID PARCEL 455.00, WITH SAID WESTERLY RIGHT-OF-WAY OF 3RD AVENUE SOUTH, S 27°12'08"E, 140.50 FEET;

THENCE, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY OF 3RD AVENUE SOUTH, S 04°14'30" E, 108.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,783 SQUARE FEET OR 0.84 ACRE, MORE OR LESS, AS CALCULATED BY THE ABOVE DESCRIBED COURSES AND DISTANCE ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BARGE, WAGGAONER, SUMNER & CANNON, INC., FILE NO. 3584500, DATED APRIL 29, 2014.

BEING THE SAME PROPERTY CONVEYED TO THIRD AVENUE ASSOCIATES, A GENERAL PARTNERSHIP BY QUITCLAIM DEED FROM CHARLES E. JONES, JR. BURTON W. RICE AND J. GIL FUQUA, FILED FOR RECORD ON MAR 28, 1993 IN BOOK 8963, PAGE 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 523 3rd Avenue South, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for 2014 real estate taxes, which are to be prorated between Grantor and Grantee.

GRANTOR FUTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Witness my hand this 30th day of June, 2014.

Third Avenue Associates

By: C.E. Jones
Charles E. Jones, Jr. Partner

By: Patrick J Watson
Patrick J. Watson, Partner

By:
Gil Fuqua, Jr. Partner

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Charles E. Jones, Jr., Gil Fuqua, Jr. and Patrick J. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves as to be the **Partners of Third Avenue Associates**, (the "Company") the within named bargainor, a Tennessee General Partnership, and that as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by themselves as Partners.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2014.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Robert L Scruggs
Notary Public

Certificate of Authenticity

I, Melody M. Jenkins, 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, Angela K. Robertson, a notary public for this county and state, Melody M. Jenkins 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: 5.2.2016.

Notary's Seal (If on paper)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County