14-06-016

Map & Parcels:
92-7-338 & 339

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value declared by the Grantee herein, for this transfer is **$4,000,000.00.**

Affiant

Subscribed and sworn to before me this the 30th day of JUNE, 2014.

My Commission Expires: 9/9/14

Notary Public

**THIS INSTRUMENT PREPARED BY:**
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
**ELW PROPERTIES PARTNERSHIP**
5115 Maryland Way
Brentwood, TN 37027

SEND TAX BILLS TO:
**"NEW OWNER"**

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **JOHN L. COMBS AND WIFE, INARAE P. COMBS**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **ELW PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

Being a tract or parcel of land in the Urban Services District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Jo Johnston Avenue and Twentieth Avenue North and along the southerly boundary of CSX Transportation Railroad and being more particularly described according to a ALTA/ACSM Land Title Survey prepared by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated June 27, 2014, as follows:

BEGINNING at an iron pin at the intersection of the north margin of Jo Johnston Avenue and the west margin of Twentieth Avenue North;

THENCE, with the north margin of Jo Johnston Avenue, S62°19'44"W, 210.00 feet to an iron pin;

THENCE, leaving Jo Johnston Avenue, N26°05'27"W, 181.07 feet to an iron pin in the southerly margin of Alley No. 621 closed by Metro Ordinance No. 99-1824;

THENCE, with the terminus of said Alley, N23°05'19"W, 20.06 feet to an iron pin in the north margin of said Alley;

THENCE, with the east line of Kimbro Equities I of record in Instrument No. 201201190005363, Register's Office for Davidson County, Tennessee, N27°38'25"W, 209.37 feet to an iron pin in the southerly margin of CSX Transportation Railroad;

THENCE, with said Railroad N51°50'14"E, 210.85 feet to an iron pin in the westerly margin of Twentieth Avenue North closed by Metro Ordinance No. 99-1824;

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THENCE, continuing with said Railroad, N61°53'50"E, 39.03 feet to the easterly margin of said closed Twentieth Avenue North and northwest corner of Lot No. 1 of Johnny Reb Corporation of record in Book 7900, page 298, said Register's Office;

THENCE, with said westerly line of Lot No. 1 and easterly line of said closed Twentieth Avenue North, S26°46'19"E, 203.44 feet;

THENCE, leaving said Lot 1 and the easterly margin of Twentieth Avenue North, with the terminus of Twentieth Avenue North S63°12'40"W, 39.02 feet to the westerly margin of Twentieth Avenue North;

THENCE, with said west margin of Twentieth Avenue North, S26°46'42"E, 55.24 feet to the centerline of abandoned Alley No. 621;

THENCE, with said margin, S27°40'22"E, 191.00 feet to the Point of Beginning.

Being part of the same property conveyed to John L. Combs and wife, InaRae P. Combs by Special Warranty Deed from Second Harvest Food Bank of Middle Tennessee, Inc., a Tennessee corporation, formerly Second Harvest Food Bank of Nashville, Inc., of record in Instrument No. 20020318-0033678, Register's Office for 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, forever.

Grantor further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant specifically and forever defend the title to the Property to Grantee, its successor and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Subject property being property located at **TAX PARCELS 92-7-338 & 339, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203.**

**IN WITNESS WHEREOF,** the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 30th day of JUNE, 2014.

**JOHN L. COMBS**

**INARAE P. COMBS**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN L. COMBS AND WIFE, INARAE P. COMBS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 9/9/14

Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

