BILL GARRETT, Davidson County
Trans:T20140083689 DEEDWARRSP
Recvd: 11/05/14 15:55 7 pgs
Fees:38.00 Taxes:4995.00
20141105-0102343

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Affiant Subscribed and sworn to before me effective the 4th day of November, 2014. Notary public My commission expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Foster Real Estate Holdings, LLC 808 Forest Hills Drive Nashville, TN 37220	SAME	082 11 0 083.00 082 11 0 085.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS D. ROBINSON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FOSTER REAL ESTATE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called

the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

PARCEL 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT "C" ON THE PLAN OF W. L. FOSTER'S SECOND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY, ALSO BEING LOTS NOS. 5, 6 AND 7 ON AN UNRECORDED PLAN OF "PROPOSED INDUSTRIAL SITES, W. R. CORNELIUS PROPERTY," AND A PART OF A TRIANGULAR STRIP OF GROUND LYING WEST OF AND ADJACENT TO LOTS NOS. 4, 5, 6 AND 7 ON SAID UNRECORDED PLAN AND DESCRIBED, ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR, MARCH, 1930, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF A 35-FOOT STREET, 301 FEET 6 INCHES NORTHERLY FROM THE NORTHERLY MARGIN OF SEVENTH OR FOSTER STREET, THE NORTHEAST CORNER OF SAID LOT NO. 4, BEING ALSO THE NORTHEAST CORNER OF A PART OF SAID LOT "C" CONVEYED TO THE NASHVILLE CORRUGATED BOX COMPANY BY DEED FROM THE AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, OF RECORD IN BOOK 844, PAGES 96 AND 97, SAID REGISTER'S OFFICE; THENCE WESTERLY, WITH THE LINE BETWEEN SAID LOTS NOS. 4 AND 5, 215 FEET, AND CONTINUING IN THE SAME DIRECTION, ACROSS SAID RESERVED STRIP, IN ALL 268 FEET TO THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF THE L & N RAILROAD; THENCE NORTHERLY, WITH THE EASTERLY MARGIN OF SAID RAILROAD RIGHT-OF-WAY, 410 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT NO. 7, BEING ALSO THE NORTHWEST CORNER OF SAID LOT "C" AND THE SOUTHWEST CORNER OF LOT "B" ON THE PLAN OF SAID FOSTERS SECOND ADDITION; THENCE SOUTHEASTERLY, WITH THE LINE BETWEEN SAID LOTS "B" AND "C", 250 FEET TO SAID 35-FOOT STREET, THE NORTHEAST CORNER OF SAID LOT NO. 7; AND THENCE SOUTHERLY, WITH THE WESTERLY MARGIN OF SAID 35-FOOT STREET, 330 FEET TO THE BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS.

PARCEL 2

BEING LOTS 1 AND 2 OF AN UNRECORDED SUBDIVISION CALLED THE CORNELIUS SUBDIVISION, OF LOT "C" ON THE PLAN OF W. L. FOSTER'S SECOND ADDITION TO EDGEFIELD, NOW EAST

NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 49, R.O.D.C., TENNESSEE.

SAID LOT 1 BEGINS AT THE NORTHEAST CORNER OF THE INTERSECTION OF THE PROPERTY OF THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY WITH 7TH (FORMERLY FOSTER) STREET, AND RUNS THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN MARGIN OF SAID RAILROAD PROPERTY 320 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 80 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 275 FEET TO THE NORTHERLY MARGIN OF 7TH STREET; AND THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY MARGIN OF 7TH STREET 143 FEET TO THE POINT OF BEGINNING.

SAID LOT 2 BEGINS AT A POINT ON THE NORTHERLY MARGIN OF 7TH (FORMERLY FOSTER) STREET, 143 FEET EASTWARDLY FROM THE INTERSECTION OF SAID STREET WITH THE PROPERTY OF THE LOUISVILLE & NASHVILLE RAILROAD, AND BEING THE SOUTHEAST CORNER OF LOT 1 ABOVE DESCRIBED; THENCE IN A NORTHERLY DIRECTION 275 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE IN AN EASTERLY DIRECTION AND IN THE SAME LINE WITH THE REAR LINE OF LOT 1 EXTENDED 100 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 236 FEET TO THE NORTH MARGIN OF 7TH STREET; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY MARGIN OF 7TH STREET 100 FEET TO THE POINT OF BEGINNING.

LOTS 3 AND 4 AND PART OF A RESERVED TRIANGULAR STRIP OF GROUND LYING BETWEEN LOT 4 AND THE RIGHT OF WAY OF THE LOUISVILLE & NASHVILLE RAILROAD, OF THE W. R. CORNELIUS UNRECORDED PLAN OF LOT "C" OF W. L. FOSTER'S SECOND ADDITION TO EDGEFIELD (NOW EAST NASHVILLE), AS OF RECORD IN BOOK NO. 21, PAGE 49, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY LYING AND BEING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF 7TH STREET, OR FOSTER STREET, 243 FEET EASTERLY FROM THE EASTERLY MARGIN OF THE RIGHT OF WAY OF SAID L & N RAILROAD, BEING THE COMMON CORNER OF LOTS 2 AND 3 IN SAID UNRECORDED PLAN; RUNNING THENCE NORTHERLY WITH THE LINE BETWEEN SAID TWO LOTS 236 FEET TO THE SOUTHERLY LINE OF LOT 4 IN SAID PLAN; THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF SAID LOT NO. 4 AND SAID RESERVED STRIP AND WITH THE NORTH LINE OF LOTS NOS. 2 AND 1 IN SAID PLAN 180 FEET TO A POINT IN THE EASTERLY MARGIN OF SAID L & N RAILROAD RIGHT OF WAY; THENCE NORTHERLY WITH THE

EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 160 FEET TO A POINT IN THE LINE BETWEEN LOTS 4 AND 5 IN SAID PLAN IF EXTENDED WESTWARDLY ACROSS SAID RESERVED STRIP; THENCE EASTERLY ACROSS SAID STRIP WITH THE LINE BETWEEN SAID LOTS 4 AND 5, 268 FEET TO THE WESTERLY MARGIN OF SAID STREET; THENCE SOUTHERLY 301 FEET 6 INCHES TO THE NORTHERLY MARGIN OF 7TH STREET OR FOSTER STREET; THENCE WESTERLY WITH THE NORTHERLY MARGIN OF SAID 7TH STREET 100 FEET TO THE BEGINNING.

PARCEL 3

BEING ALL OF LOTS 137, 138, 149, 150, 151, 152, AND 153, AND PART OF LOTS 125, 126, 127, 136, 147, 148, 159, 160, 161 AND 162, OF BRANSFORD SUBDIVISION OF MCWHIRTER TRACT, AS OF RECORD IN PLAT BOOK 421, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, AND PARTS OF MARINA STREET AND MANSFIELD STREET, AND A 12 FOOT ALLEY CLOSED BY METROPOLITAN COUNTY COUNCIL BILL NO. 64-257, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY BARGE, WAGGONER & SUMNER, ENGRS., DATED JANUARY 31, 1968.

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF FOSTER STREET AT COORDINATES X = 1,774,631.9 AND Y = 651,193.0 BASED ON THE TENNESSEE STATE GRID SYSTEM; THENCE NORTH 17°07'23" EAST 606.85 FEET TO A CONCRETE MONUMENT; THENCE NORTH 24°29'42" WEST 247.78 FEET TO AN IRON PIN; THENCE NORTH 28°15'18" EAST 74.00 FEET TO AN IRON PIN; THENCE SOUTH 82°35'42" EAST 21.40 FEET TO AN IRON PIN; THENCE NORTH 28°15'18" EAST 488.58 FEET TO AN IRON PIN; THENCE SOUTH 61°44'42" EAST 80.03 FEET TO AN IRON PIN; THENCE ALONG A LINE WHICH CURVES TO THE EAST AND BEING PART OF A CIRCLE WHICH HAS AS ITS RADIUS 2,365.83 FEET, SOUTHWESTWARDLY 436.36 FEET TO AN IRON PIN; THENCE SOUTH 13°44'55" WEST 202.98 FEET TO AN IRON PIN; THENCE SOUTH 13°10'44" WEST 218.69 FEET TO AN IRON PIN; THENCE SOUTH 13°44'03" WEST 240.97 FEET TO AN IRON PIN; THENCE ALONG A LINE WHICH CURVES TO THE WEST AND BEING PART OF A CIRCLE WHICH HAS AS ITS RADIUS 888.93 FEET, SOUTHWESTWARDLY 230.72 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF FOSTER STREET; THENCE ALONG THE NORTHERLY MARGIN OF FOSTER STREET, SOUTH 64°58'48" WEST 15.39 FEET TO THE POINT OF BEGINNING.

PARCEL 4

BEING PARTS OF LOTS NOS. 20, 35 AND 36 AND PART OF LONELY STREET AND MARKS STREET, AS CLOSED BY BILL NO. 64-257, IN THE

CLERK'S OFFICE OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ON THE PLAN OF WETMORE'S UNION BANK PROPERTY, AS OF RECORD IN BOOK 161, PAGE 91, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND LOTS CALLED NOS. 66 AND 67 AND PROPERTY ADJOINING SAME AS SHOWN ON ST. ALBAN'S PLAN OF RECORD IN BOOK 21, PAGE 37, SAID REGISTER'S OFFICE AND IN PLAN BOOK 2, PAGE 18, CHANCERY COURT AT NASHVILLE AND DESCRIBED TOGETHER ACCORDING TO A SURVEY MADE OCTOBER 18, 1967, BY BARGE, WAGGONER, & SUMNER, ENGINEERS, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF FOSTER STREET IN THE EASTERLY MARGIN OF THE L & N RAILROAD RIGHT OF WAY AND RUNNING WITH THE SOUTHERLY MARGIN OF FOSTER STREET AS FOLLOWS:

SOUTH 82°40' EAST 132.81 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100 FEET A DISTANCE OF 84.11 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 82.49 FEET TO AN IRON PIN IN THE WESTERLY RIGHT OF WAY OF ELLINGTON PARKWAY; THENCE WITH THE WESTERLY RIGHT OF WAY LINE OF SAME AS FOLLOWS:

SOUTH 51°00' WEST 700.01 FEET TO A CONCRETE MONUMENT AND THENCE SOUTH 42°10' WEST 158.98 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF THE L & N RAILROAD RIGHT OF WAY; THENCE WITH THE EASTERLY MARGIN OF SAME ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 818.51 FEET A DISTANCE OF 143.87 FEET TO AN IRON PIN AND THENCE NORTH 29°57' EAST 589.44 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH F. PRIMM AND THOMAS D. ROBINSON BY DEED FROM P R TRADING, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD AS INSTRUMENT NUMBER 20101014-0082539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, JOSEPH F. PRIMM HAVING SINCE CONVEYED ALL OF HIS RIGHT, TITLE, AND INTEREST IN THE SAME PROPERTY TO THOMAS D. ROBINSON BY DEED OF RECORD AS INSTRUMENT NUMBER 20140604-0048533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is not now nor has it ever been the primary residence of the Grantor herein. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Plat Book 21, page 49, Register's Office for Davidson County, Tennessee. (Parcels 1 and 2)

2. Matters shown on the Plan of record in Plat Book 421, page 52, Register's Office for Davidson County, Tennessee. (Parcel 3)

3. Matters shown on the Plans of record in Plat Book 161, page 91; Book 21, page 37; and Plan Book 2, page 18, Chancery Court for Davidson County, Tennessee. (Parcel 4)

4. Easements and rights retained for utilities in Metropolitan County Council Ordinance No. 64-257. (Parcels 2, 3, and 4)

5. Restrictive covenants, easements, and other matters contained in an instrument of record in Book 4377, page 961 and page 965, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants Running with the Land of The Nashville Housing Authority in the East Nashville Urban Renewal Project of record in Book 3368, page 23, Register's Office for Davidson County, Tennessee.

7. Charter Right-of-Way of CSX Railroad.

8. Lack of access to and from a controlled access highway. (Ellington Parkway)

Together, Parcels 1 through 4 as set forth in the legal description above are improved property known as: **515-516 Foster Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective the 4th day of November, 2014.

Thomas D. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS D. ROBINSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2014.

Notary Public

My Commission Expires: _____

