This instrument prepared by:
Kay B. Housch, Esq. BPR #010995
Kay B. Housch, P.C.
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 12/15/14 16:23 6 pgs
Fees:33.00 Taxes:4995.00
20141215-0114677

FILE NO: 2014-215

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) 301 JRP Partners, LLC	(NAME) Same as new owner	Map and Parcel No.
(STREET ADDRESS) 421 Church Street	(STREET ADDRESS)	09302001000
(CITY) (STATE) (ZIP) Nashville TN 37219-2501	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Charles R. Niewold, Larry H. Hagar, George H. Nolan, Susan Nolan Lubow, Jennifer Nolan Diamond and Marilyn Starr Bright Nolan,** collectively Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **301 JRP Partners, LLC, a Tennessee limited liability company**, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land located in the Urban Services District of the City of Nashville, Davidson County, Tennessee, being Parcel "B" as shown on the revised subdivision plat of the Capitol Hill Redevelopment Project, UR TENN 2-1 of record in Plat Book 2663, pages 120 & 121, Register's Office, Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto.

Being the same property conveyed to John W. Nolan, III, Charles R. Niewold, and Larry H. Hagar, by Quitclaim Deed from the State of Tennessee, of record in Book 9795, page 245, Register's Office, Davidson County, Tennessee, and being the same property conveyed to George H. Nolan, Susan Nolan Lubow, Jennifer Nolan Diamond and Marilyn Starr Bright Nolan in equal shares, as tenants in common, by Executor's Deed from George H. Nolan, Executor of the Estate of John W. Nolan III, of record in Instrument #20121105-0101915, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,350,000.00

Subscribed and sworn to before me this the 15th day of December, 2014.

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

My commission expires: 7-2-2018
(Affix Seal)

MY COMMISSION EXPIRES: JULY 2, 2018

Notary Public

This is unimproved property known as 301 James Robertson Parkway, Nashville, Tn. 37201

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This instrument may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument.

Witness my hand this _____ day of December, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles R. Niewold

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles R. Niewold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2014.

Notary Public
My Commission Expires: 7/3/2017

Larry H. Hagar

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry H. Hagar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2014.

Notary Public
My Commission Expires: 7/3/2017

George H. Nolan

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George H. Nolan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2014.

Notary Public
My Commission Expires: 7/3/2017

Susan Nolan Lubow by George H. Nolan, Attorney in Fact

Susan Nolan Lubow by George H. Nolan, Attorney in Fact
Power of Attorney recorded in Instrument No. 20141215-0114676 **Register's Office of Davidson County, Tennessee**

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George H. Nolan, Attorney in Fact for Susan Nolan Lubow**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of **Susan Nolan Lubow** as **Attorney in Fact.**.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2014.

Notary Public
My Commission Expires: 7/3/2017

Jennifer Nolan Diamond by George H. Nolan, attorney in fact

Jennifer Nolan Diamond by George H. Nolan, Attorney in Fact
Power of Attorney recorded in Instrument No. 20141215-0114674 **Register's Office of Davidson County, Tennessee**

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George H. Nolan, Attorney in Fact for Jennifer Nolan Diamond**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of **Jennifer Nolan Diamond** as **Attorney in Fact.**.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2014.

Notary Public
My Commission Expires: 7/3/2017

Marilyn Starr Bright Nolan by George H. Nolan, Attorney in Fact

Marilyn Starr Bright Nolan by George H. Nolan, Attorney in Fact
Power of Attorney recorded in Instrument No. 20141215-0114675 Register's Office of Davidson County, Tennessee

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George H. Nolan, Attorney in Fact for Marilyn Starr Bright Nolan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of **Marilyn Starr Bright Nolan as Attorney in Fact.**.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2014.

Notary Public
My Commission Expires: 7/3/2017

ENCUMBRANCES:

1. 2015 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of record in Plat Book 2663, pages 120 and 121, Register's Office, Davidson County, Tennessee.
3. Subject to terms and conditions of Ground Lease dated August 20, 1998, evidenced by Memorandum of Lease of record in Book 11075, page 765, Register's Office, Davidson County, Tennessee.
4. Subject to Restrictive Covenants of Capitol Hill Redevelopment Project of record in Book 2735, page 473, Register's Office, Davidson County, Tennessee; amended by First Amendment to Restrictive Covenants Running With the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project, of record in Instrument #20070122-0008939, said Register's Office.
5. Subject to the following matters shown on ALTA/ASCM Land Title Survey dated December 11, 2014, by Barge Waggoner Sumner & Cannon, Job No. 360010: encroachment of 2-story building and 12" stone wall on adjoining property over westerly property line.

EXHIBIT A

(Legal Description)

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point in the northerly boundary of Charlotte Avenue, said point of beginning being North 62 degrees 33 minutes East, a distance of 10 feet from the southeast corner of the property owned by the Southern Baptist Convention of U.S.A., said corner being referenced by a monument, said monument being offset at a 90 degree angle 8.92 feet and located at coordinates North 6848.8 East 9649.9; said point being further described as approximately 101.6 feet North 62 degrees 33 minutes East of the intersection of the easterly line of 4th Avenue North and the northerly line of Charlotte Avenue; thence proceeding North 62 degrees 33 minutes East, 62.3 feet with the northerly line of Charlotte Avenue; thence with a curve to the left having a radius of 134.6 feet and a central angle of 32 degrees 14 minutes a distance of 75.7 feet; thence, proceeding with a curve to the left having a radius of 15.0 feet and a central angle of 119 degrees 52 minutes a distance of 31.4 feet; thence, with the southerly line of James Robertson Parkway North 89 degrees 33 minutes West, 33.9 feet; thence, continuing with the southerly line of James Robertson Parkway and a curve to the right having a radius of 325.0 feet and a central angle of 11 degrees 07 minutes a distance 63.1 feet; thence, continuing with said southerly line of James Robertson Parkway and a curve to the right having a radius of 525.0 feet and a central angle of 7 degrees 34 minutes, a distance of 69.3 feet; thence South 27 degrees 31 minutes East, 144.4 feet to the point of beginning, and containing 11,535 square feet, and further being Parcel "B" on the revised plat of the Capital Hill Redevelopment Project of record in Book 2663, page 120 and 121, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Kay B. Housch, 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 Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HOUSCH; 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: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018