BILL GARRETT, Davidson County
Trans:T20150051941 DEEDWARRSP
Recvd: 06/29/15 13:05 5 pgs
Fees:28.00 Taxes:1776.00
20150629-0062283

This Instrument Prepared By:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
EUCLID RETAIL PARTNERS, GP 209 29th Avenue, North Suite 150 Nashville, TN 37203	SAME	Tract I: 104020N0400CO Tract II: 104020N0200CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BUCHANAN & COMPANY, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto EUCLID RETAIL PARTNERS, GP, a Tennessee general partnership (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it, and the same is unencumbered, except as shown on Exhibit "B" attached hereto and incorporated by reference, and subject to the 2015 taxes, which shall be pro rated and paid by Grantor. And Grantor does further covenant and bind itself, its heirs and representatives, 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.

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.

(Remainder of page intentionally left blank; signature blocks follow.)

IN WITNESS WHEREOF, the undersigned Grantor has hereunto subscribed its name on this 26 day of June 2015.

BUCHANAN & COMPANY, INC.
a Tennessee corporation

By: George S. Buchanan

Print Name: GEORGE S. BUCHANAN

Title: PRESIDENT

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George S. Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/herself to be President of BUCHANAN & COMPANY, INC., a Tennessee corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal on this 26 day of June 2015.

SANDRA JEAN ABERNATHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Sandra Jean Abernathy
NOTARY PUBLIC
My Commission expires: 7-2-18

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $480,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June 2015.

NOTARY PUBLIC

My Commission expires:

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Being condominium Unit No. 4 together with an undivided interest in the common elements as shown on Exhibit "C" to the Master Deed for The Euclid Court Homeowners Association of record in Book 7322, page 869, as amended in Book 7338, page 446, as amended in Book 7595, page 555, as amended in Instrument No. 20150623-0060213, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Buchanan Realty Company, Inc., of record in Book 9814, page 761, in the Register's Office for Davidson County, Tennessee, and further conveyed to Buchanan & Company, Inc., as Instrument No. 200206250076169, in the Register's Office for Davidson County, Tennessee. See also Articles of Merger of record as Instrument No. 200205150059933, in the Register's Office for Davidson County, Tennessee.

Tract II:

Being condominium Unit No. 2 together with an undivided interest in the common elements as shown on Exhibit "C" to the Master Deed for The Euclid Court Homeowners Association of record in Book 7322, page 869, as amended in Book 7338, page 446, as amended in Book 7595, page 555, as amended in Instrument No. 20150623-0060213, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Buchanan & Company, Inc., by Deed from Charles E. Farrar and wife, Wanda B. Farrar, of record as Instrument No. 200410200126450, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2015, a lien, not yet due and payable.

2. Subject to the terms and conditions of the Master Deed and By-Laws of the Euclid Court Homeowners Association of record in Book 7322, page 869, as amended in Book 7338, page 446, and in Book 7595, page 555, and as amended in Instrument No. 20150623-0060213, Register's Office for Davidson County, Tennessee.