Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080302 DEEDWARR
Recvd: 09/21/15 15:00 3 pgs
Fees:18.00 Taxes:3237.50

20150921-0095870

P-CPC-15-720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
720 Fessey Partners, LLC	**New Owner**	
(NAME)	(NAME)	**11803009400**
2002 Richard Jones Road, Ste. 310C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ERBAN COMMERCIAL REALTY L.P.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **720 FESSEY PARTNERS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the 29th Councilmanic District, Davidson County, Tennessee, as surveyed by Southern Land & Associates, Inc., August 26, 1975, and more particularly described as follows:

Beginning at an iron pin in the North line of Fessey Park Road, as shown on the master plan of the boundary survey for Ernest Buchi of Berry Hill Industrial Park as surveyed by Southern Land & Associates, Inc., August 26, 1975, also in the East line of Tract "C" and the Southwest corner of this described tract; thence, leaving the North line of Fessey Park Road along the East line of Tract "C", North 03 degrees 24 minutes 47 seconds West 30.87 feet to an iron pin located in the South right of way of the Louisville & Nashville Railroad; thence, with said right of way as follows: North 48 degrees 18 minutes 48 seconds East 7.50 feet to an iron pin; thence, North 49 degrees 44 minutes 00 seconds East, 42.00 feet to an iron pin; thence, North 18 degrees 57 minutes 00 seconds West 28.15 feet to an iron pin; thence continuing with said right of way North 49 degrees 41 minutes 15 seconds East 309.52 feet to an iron pin; said point being the Northwest corner of Tract "L", the Northeast corner of this described tract; thence, leaving the South right of way with the West line of Tract "L", as follows: South 40 degrees 18 minutes 45 seconds East 65.53 feet to an iron pin; thence South 64 degrees 30 minutes 29 seconds East 6 feet to an iron pin; thence, with a curve to the left along the spur tract (Radius = 383.06 feet) 139.26 feet to an iron pin; thence continuing along said spur tract, South 04 degrees 32 minutes 13 seconds West 87.03 feet to an iron pin located in the North line of Fessey Park Road; said corner being the Southwest corner of Tract "L" and the Southeast corner of this described tract; thence, with said North line, South 86 degrees 35 minutes 13 seconds West 267.98 feet to the point of beginning, containing 1.13 acres, more or less.

Less and Except

Being a portion of the lands of Nations Bank as recorded in Book 7121, Page 535 in the Register's Office of Davidson County, Tennessee, said lands being located of the North side of Fessey Park Road and portion being on the East side of said lands. Said lands being shown as Parcel 94 of Tax Map 118-3 of said Davidson County. Portion being described as follows:

Commencing at the Southeast corner of said lands, being the common corner with Parcel 96 of said Tax Map 118-3; Thence, along said common boundary North 4°32'13" East 87.75 feet to a found iron rod on a curve to the right; Thence, along said curve having an Radius of 383.06 feet, a Delta Angle of 10°51'47" and a Arc Length of 72.63 feet to a point and being the point of beginning; Thence, North 9°21'06" East 59.09 feet to a point; Thence, North 51°09'01" East 10.44 feet to a found iron rod on said common boundary; Thence, continuing along said common boundary South 66°30'21" East 5.89 feet to a found iron rod on a curve to the left; Thence, continuing along said boundary with said curve having an Radius of 383.06 feet, a Delta Angle of 9°58'36" and a Arc Length of 66.70 feet to the Point of Beginning.

Containing 336.81 Square Feet.

Being the same property conveyed to Alex Investments Partners, LP, a Tennessee limited partnership by Warranty Deed from Erban Commercial Realty, L.P., a Tennessee limited partnership, recorded on the 28th day of February, 2000 in Instrument No. 200002280019290, in the Register's Office of Davidson County, Tennessee.

Together with a non-exclusive easement for ingress and egress described as follows:

Beginning at an iron pin in the Northerly margin of Berry Road, said point being located South 72° 06' 20" West 169.73 feet from the Southwest corner of the Bransford House Apartments property, of record in Book 4750, Page 175, Register's Office for Davidson County, Tennessee, thence following the Easterly margin of the said road around a curve to the right (Radius = 25 feet) 45.59 feet to an iron pin; thence following the Easterly margin of Fessey Park Road, North 3° 24' 47" West 698.59 feet to an iron pin; thence along the Southerly margin of Fessey Park Road, North 86° 35' 13" East, approximately 198 feet to a point; thence North 3° 24' 47" West 50 feet to an iron pin; thence South 86° 35' 13" West 267.98 feet along the Northerly margin of said road to an iron pin; thence South 3° 24' 47" East 727.15 feet along the Westerly margin of said Fessey Park Road to an iron pin; thence curving Southeasterly (Radius = 25 feet) 20.58 feet to an iron pin; thence curving Southwesterly (Radius = 25 feet) 20.58 feet to another iron pin; thence South 3° 24' 47" East 31 feet to a point in the Northerly margin of Berry Road, said point being the intersection of the Westerly margin of said Fessey Park Road with Berry Road; thence North 72° 06' 20" East, a distance of 88.05 feet to the point of beginning.

Being a portion of the same property conveyed to Erban Commercial Realty, L.P. by Quitclaim Deed from E. R. Buchi, Sr., Successor Trustee of the E. R. Buchi, Sr. Trust established by that certain Revocable Trust Agreement of E. R. Buchi, Sr., dated as of April 17, 1986 as amended and restated, recorded on the 30th day of December, 1998 in Deed Book 11273, Page 236, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Easement for sanitary sewers and/or storm drainage of record in Book 4813, Page 138 and Book 4816, Page 405;
- Easement for Tennessee Valley Authority transmission line across the rear of Parcel 89 of record in Book 1072, Page 62, Book 1196, Pages 58 and 78 and Book 1731, Page 238, and as shown on plan of record in Book 1205, Page 51;
- Easement granted to United States of America of record in Book 1181, Page 633;
- Non-exclusive easement for ingress and egress as shown in Quitclaim Deed of record in Book 11273, Page 236, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 Fessey Park Rd, Nashville, Tennessee 37204-2815**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 17th DAY OF SEPTEMBER, 2015.

ERBan Commercial Realty L.P.

By: Buchi, Inc.
General Partner

By: Sharon B Tillman, Pres.
Sharon B. Tillman, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon B. Tillman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the President of Buchi, Inc., General Partner of ERBan Commercial Realty, L.P., the within named bargainor, a limited partnership, and that she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of September, 2015.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212