BILL GARRETT, Davidson County
Trans:T20150080826 DEEDWARRSP
Recvd: 09/23/15 08:38 4 pgs
Fees:23.00 Taxes:13412.50
20150923-0096499

SPECIAL WARRANTY DEED

FROM: Convent Place Partners, LLC, a Tennessee limited liability company
TO: Champion Hillsboro, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Champion Hillsboro, LLC c/o Champion Realty, Ltd. 11620 Wilshire Boulevard, Suite 1150 Los Angeles, California 90025 Attn: Tax Bills	(same)	104-11-0-185.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF ~~CALIFORNIA~~ TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Six Hundred Twenty-Five Thousand and No/100 Dollars ($3,625,000.00).

W. W. Bond, as agent
Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2015.

Rebecca Ashley
Notary Public

REBECCA ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Comm. Expires: _____

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CONVENT PLACE PARTNERS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **CHAMPION HILLSBORO, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Tract I

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Jones and Calhoun's Subdivision, as of record in Book 161, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50.00 feet on the westerly side of Convent Place and runs back between lines 175.00 feet to an alley.

Tract II

Land in Davidson County, Tennessee, being Lot No. 9 and the northerly 10.0 feet of Lot No. 8 on the Plan of Jones and Calhoun's Subdivision, as of record in Book 161, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50.00 feet on the west side of 22nd Avenue South, formerly Convent Place, and runs back between parallel lines 175.00 feet to an alley.

Said Lot No. 8 fronts 10.00 feet on the west side of 22nd Avenue South, formerly Convent Place, and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to CONVENT PLACE PARTNERS, LLC, by deed from PINNACLE NATIONAL BANK, of record in Instrument No. 20120419-0033664, dated April 18, 2012, Register's Office for Davidson County, Tennessee and by Quitclaim Deed to Combine Tax Parcels of record in Instrument No. 20130531-0055169, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Rights or claims of tenants in possession, as tenants only, under prior unrecorded residential leases.

2. General or special taxes and assessments required to be paid in the year 2015 and subsequent years, a lien not yet due and payable (Map 104-11, Parcel 185)

3. All matters shown on the plan of record in Book 161, page 40, Register's Office for Davidson County, Tennessee.

4. Matters shown on ALTA/ASCM Land Title Survey of 1907 A, B, &C Convent Place and 1909 A, B, and C Convent Place, dated July 22, 2015, prepared by Gresham Smith and Partners, Project No. 40952.00.

This is improved property commonly known as 1907 - 1909 Convent Place, Nashville, Tennessee 37202.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 22 day of September, 2015.

GRANTOR:

CONVENT PLACE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: W. McClain Towery
Title: Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. McClain Towery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of **CONVENT PLACE PARTNERS, LLC**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 21st day of September, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.