BILL GARRETT, Davidson County
Trans:T20150081587 DEEDWARRSP
Recvd: 09/24/15 15:45 4 pgs
Fees:23.00 Taxes:6845.00
20150924-0097422

Instrument Prepared by:

Hunter Kitchens, Esq.
421 Church Street
Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
Roundabout Parking Partners, LLC 421 Church Street Nashville, Tennessee 37219	SAME	093-10-0-024.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHARLES E. COOKE**, an individual (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **ROUNDABOUT PARKING PARTNERS, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property known as 417 8th Avenue South located in Nashville, Davidson County, Tennessee, 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of September, 2015.

CHARLES E. COOKE

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, Michele E. Bennett, a Notary Public of said County and State, personally appeared **CHARLES E. COOKE**, 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 seal, at Office, this 22 day of September, 2015.

Notary Public

My Commission Expires: January 9, 2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,850,000.00.

AFFIANT

Subscribed and sworn to before me this 23 day of September, 2015.

Notary Public

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

4834-0971-0632.3

EXHIBIT A

LEGAL LAND DESCRIPTION

LAND in Nashville, Davidson County, Tennessee and being described according to an As-Built Survey by Allen R. Trumbo, Jr., Tennessee Registered Land Surveyor, No. 1127, Dated July 26, 2002, as follows:

BEGINNING at an iron rod situated in the intersection of the westerly margin of 8th Avenue South with the northerly margin of Lea Avenue, said point being the southeast corner of the property herein described;

THENCE, along the said margin of Lea Avenue, South 89° 44' 09" West, a distance of 135.28 feet to an iron rod situated in the easterly margin of Alley Number 115;

THENCE, along said Alley, North 09° 29' 06" West, a distance of 125.93 feet to an iron rod;

THENCE, South 77° 25' 24" West, a distance of 34.15 feet to an iron rod;

THENCE, North 23° 24' 36" West, a distance of 51.20 feet to an iron rod situated in the southerly margin of Alley Number 115;

THENCE, along said Alley, North 58° 25' 35" East, a distance of 3.52 feet to an iron rod situated in the easterly margin of Alley Number 115;

THENCE, along said Alley, North 33° 59' 43" West, a distance of 49.00 feet to an iron rod;

THENCE, leaving said Alley, North 54° 45' 02" East, a distance of 170.17 feet to an iron rod situated in the westerly margin of 8th Avenue South;

THENCE, along said road, South 3° 40' 48" East, a distance of 47.16 feet to an iron rod;

THENCE, along a curve to the right, having a central angle of 25° 09' 03", a radius of 247.67 feet, a tangent of 55.25 feet, a length of 108.72 feet and a chord which bears South 22° 06' 17" East, a distance of 107.85 feet to an iron rod;

THENCE, South 09° 31' 45" East, a distance of 167.42 feet to the POINT OF BEGINNING.

Included in the above described tract of land, but specifically excluded therefrom is the tract of land taken by a Declaration of Taking filed in the Circuit Court for Davidson County, Tennessee, Docket No. 11C1860, a certified copy being filed for record as Instrument No. 20110823-0064998 and as Instrument No. 20130730-0079243, in the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Charles E. Cooke, married, by deed from David Hughes Rose, unmarried; John Sevier Herbert, married; Alva Louise Herbert, unmarried and Mary Rose Herbert, unmarried and filed for record as Instrument No. 20030506-0060369, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 093-10-024.00.

2. Arts Center Redevelopment Plan Restrictions of record in Book 10965, page 404 and Book 11625, page 252, amended as Instrument Nos. 20020715-0084598, 20130903-0092714, 20130903-0092715 and 20140410-0030060, said Register's Office.

3. The following matters depicted on ALTA / ACSM Land Title Survey by Kenneth D. Church, TNRLS No. 1004 with Gresham Smith and Partners, dated September 17, 2015:

   (a) Stormwater drainage line located in the southeast corner of the property.