Davidson County DEEDWARRSP
Recvd: 10/27/15 08:53 6 pgs
Fees:33.00 Taxes:2775.00
20151027-0109038

This Instrument Prepared By:
D. Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, Tennessee 37201

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number
207 Shady Grove Partners 2909 Lebanon Rd., Suite 200 Nashville, Tennessee 37214	Same as Owner	08416021500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, a Tennessee non-profit corporation ("Grantor") has bargained and sold and does hereby transfer and convey unto **207 SHADY GROVE PARTNERS**, a Tennessee general partnership, ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A**, attached hereto and incorporated herein (the "Property").

This is improved property known as 207 Shady Grove Road, Nashville, Davidson County, Tennessee.

Said Property is conveyed subject to matters set forth on **Exhibit B**, attached hereto and incorporated herein (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the said Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered effective on this the 26th day of October, 2015.

YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE,
a Tennessee non-profit corporation

By: _____
Peter M. Oldham
Chief Administrative Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER M. OLDHAM, 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 Administrative Officer of the Young Men's Christian Association of Middle Tennessee, the within named bargainor, a Tennessee non-profit corporation, and that he as such Chief Administrative Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation, by himself as Chief Administrative Officer.

WITNESS my hand and seal on this 26th day of October, 2015.

_____
Notary Public

My Commission Expires: 11/3/2015

STEPHANIE FREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $750,000.00.

Elizabeth Peeke

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 26th day of October, 2015.

Jodean M. King

Notary Public
My Commission Expires: 6/20/2017

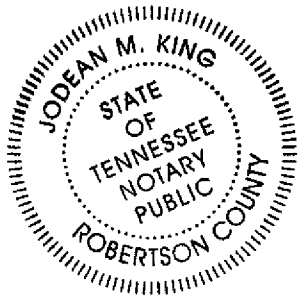


EXHIBIT A

LEGAL DESCRIPTION

Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 5 as shown on BHW Corporation Subdivision recorded July 12, 1983 in Book 5200, Page 555, Register's Office of Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the extended right-of-way dedication of Shady Grove Road and is more particularly described as follows:

BEGINNING at an iron pin in what will be the right-of-way of Shady Grove Road as required by the Davidson County Planning Commission, 10 feet East of the existing right-of-way for the adjoining lots and for this lot prior to the recording of the Subdivision Plat and the requirement by the Metropolitan Planning Commission of Nashville and Davidson County that the subdivision owner dedicate an additional 10 feet in order to widen Shady Grove Road and said iron pin is set in the southerly boundary of the adjoining Crowder lot (as represented by deed of record in Book 5776, page 769, Register's Office for Davidson County, Tennessee) and running thence South 88° 16' 37" East 190.6 feet to an existing iron pin; thence North 2° 11' 20" East 39.75 feet to an existing iron pin in the southwesterly right-of-way of L & N Railroad; thence with the L & N Railroad right-of-way South 38° 27' 37" East 244.08 feet to an iron pin; thence South 2° 11' 20" West 255 feet to an iron pin; thence South 87° 39' 8" East 159.00 feet to an iron pin; thence North 2° 11' 20" East 350 feet to an iron pin; thence North 88° 16' 37" West 190.60 feet to the extended right-of-way of Shady Grove Road North; thence with the extended right-of-way of Shady Grove Road 2° 11' 20" East 50 feet to the point of beginning and containing 64,762 square feet more or less.

Being the same real property conveyed to the Nashville Young Men's Christian Association by deed from BHW Corporation of record in Book 6795, Page 367, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years.

2. All matters as shown on plat of record in Book 5200, Page 555, Register's Office for Davidson County, Tennessee.

3. Joint Use Easement Agreement of record at Instrument No. 20130808-0083481, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

