4 GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20150093845 DEEDWARRSP
Recvd: 11/03/15 16:10 3 pgs
Fees:18.00 Taxes:24050.00
20151103-0112184

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2015. Notary Public My Commission Expires: 6.21.16

Address New Owner As Follows:
Convent Place, LLC
2021 21st Avenue South, Suite 100
Nashville, TN 37212

Send Tax Bills To:
New Owner

Map-Parcel Number:
104-11-0-413.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES R. JONES & ASSOCIATES, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CONVENT PLACE, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision of Lots 2, 3, and 4 and Commercial P.U.D. Boundary Plat of St. Bernard's Subdivision, of record in Book 9700, Page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles R. Jones, married, by deed from Sisters of Mercy of Nashville, Tennessee, Inc., of record in Book 9500, Page 573, dated October 22, 1994, said Register's Office. Charles R. Jones has since conveyed his interest in said property to Charles R. Jones & Associates, LLC, a Tennessee Limited Liability company by quitclaim deed of record in Instrument No. 20090302-0018287, dated February 23, 2009, said Register's Office.

This conveyance is made subject to:

1. 2015 taxes which have been paid by Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, Page 271, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Instrument No. 20020520-0061226, said Register's Office.

4. Storm Water Detention Agreement of record in Book 9493, Page 943, said Register's Office.

5. Encroachment Easement Agreement of record in Book 9489, Page 103, said Register's Office.

6. Non-Exclusive, Perpetual, Joint User Ingress and Egress Easement Agreement of record in Book 9489, Page 106, said Register's Office.

7. Easement Agreement of record in Book 10254, Page 807, said Register's Office.

This is improved property known as: 2021 21st Avenue South, Nashville, TN 37212

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 covenants with the said Grantee and binds itself, its successors and assigns, 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 person whomsoever, arising by, through or under the Grantor, but not otherwise.

WITNESS the execution of this Instrument this _____ day of November, 2015.

WITNESS the execution of this Instrument this 2nd day of November, 2015.

Charles R. Jones & Associates, LLC,
a Tennessee limited liability company

BY: Charles R. Jones
Charles R. Jones, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of November, 2015.

Catherine H. Gwyn
Notary Public

My Commission Expires: 6.21.16

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

623102.1/2015660