Prepared by:
Stewart F. Kresge
Attorney at Law
2300 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDWARRSP
Recvd: 01/25/16 08:23 3 pgs
Fees:18.00 Taxes:11840.00
20160125-0006447

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Elizabeth Pierce Smith

Subscribed and sworn to before me a notary public, this 21st day of January, 2016.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: My Commission Expires August 20, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ECG Ashwood, LLC 118 16th Avenue South, Ste. 200 Nashville, TN 37203	OWNER	104 16 0 106.00

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 of which is hereby acknowledged, **ASHWOOD ASSSOCIATES,** a Tennessee General Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ECG ASHWOOD, LLC,** a Tennessee Limited Liability Company, hereinafter called Grantee,its heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the resubdivision of the revised plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 3842, page 147, Register's Office for said County, and described as follows:

BEGINNING on the easterly margin of 21st Avenue South, at the northwesterly corner of the property conveyed to Charles H. Ferrell by deed of record in Book 3370, page 93, said Register's Office, thence N 21 deg. 21' E along the easterly margin of 21st Avenue South a distance of 184.66 feet to a concrete monument which is the beginning of a curve; thence around said curve which has a radius of 25.00 feet northeasterly 31.85 feet to a concrete monument in the southerly margin of Ashwood Avenue; thence with the southerly margin of Ashwood Avenue S 85 deg. 39' E 154.90 feet to a concrete monument; thence leaving the southerly margin of Ashwood Avenue S 4 deg. 21' W 197.12 feet to a concrete monument; thence N 84 deg. 59' W 232.83 feet to a concrete monument in the easterly margin of 21st Avenue South, the point of beginning.

This conveyance is made subject to all matters of record including an easement of record in Book 4205, Page 574 and set back and R.O.W. line as of record in Book 5305, Page 368, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ashwood Associates, a Tennessee general partnership by deed from Lon F. Raby, *Trustee* of record in Book 5386, page 835, Register's Office for Davidson County, Tennessee.

This is improved property known as 2300 Hillsboro Road, Nashville, Tennessee 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 does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, 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 persons claiming by, through, or under Grantor but against none other.

WITNESS ITS HAND THIS 19TH DAY OF January, 2016.

ASHWOOD ASSOCIATES

BY: Dr. Mary Franco Varallo
General Partner

General Partner

General Partner

General Partner

State of Tennessee)
County of Davidson)

Personally appeared before me, a notary public, Mary Frances Vavallo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), a general partner of the within named *bargainor, and who* acknowledged that he or she executed the within instrument as general partner of the within named bargainor for the purposes therein contained.

Witness my hand, at office, this 19 day of January, 2016.

Jennifer L Pippin
Notary Public

My commission expires: 7/2/18

JENNIFER L PIPPIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee)
County of Davidson)

Personally appeared before me, a notary public, HOWARD LARRY GRISSOM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), a general partner of the within named bargainor, and who acknowledged that he or she executed the within instrument as general partner of the within named bargainor for the purposes therein contained.

Witness my hand, at office, this 19TH day of January, 2016.

Jennifer L Pippin
Notary Public

My commission expires: 7/2/18

JENNIFER L PIPPIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee)
County of Davidson)

Personally appeared before me, a notary public, STEWART F. KROEGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), a general partner of the within named bargainor, and who acknowledged that he or she executed the within instrument as general partner of the within named bargainor for the purposes therein contained.

Witness my hand, at office, this 19TH day of January, 2016.

Jennifer L Pippin
Notary Public

My commission expires: 7/2/18

JENNIFER L PIPPIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee)
County of Davidson)

Personally appeared before me, a notary public, DAVID W. DICKERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), a general partner of the within named bargainor, and who acknowledged that he or she executed the within instrument as general partner of the within named bargainor for the purposes therein contained.

Witness my hand, at office, this 19TH day of January, 2016.

Jennifer L. Pippin
Notary Public

My commission expires:
7/2/18

JENNIFER L PIPPIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: