BILL GARRETT, Davidson County
Trans: T20160009128 DEEDWARRSP
Recvd: 02/02/16 15:38 4 pgs
Fees: 23.00 Taxes: 6845.00
20160202-0010291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,850,000.00.

Mandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2016

Nancy Hopson
NOTARY PUBLIC

My Commission Expires:

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Legacy One Partnership C/O Jacobs, Cohen, CPAs L&C Tower, Ste 2500 401 Church Street Nashville, TN 37219	SAME	092-15-0-148.00 092-15-0-147.00 092-15-0-146.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

LEGACY ONE PARTNERSHIP

hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being on the northwest corner of West End Avenue and 23rd Avenue, North and more particularly bounded and described as follows:

Being part of the Elliston Property, a plan of which is recorded in Book 21, Page 141, of the Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of said West End Avenue at its intersection with the westerly margin of said 23rd Avenue, running thence northerly with said westerly margin of said 23rd Avenue, North 160 feet to an alley; thence westerly with the southerly margin of said alley 50 feet; thence southerly and parallel with said 23rd Avenue, North 160 feet to the northerly margin of West End Avenue, and thence easterly with the northerly margin of said West End Avenue, 50 feet to the beginning.

TRACT II

A certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the Elliston Property, a plan of which is of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, being undivided on said plan.

Said property begins on the westerly margin of 23rd Avenue North (formerly Elliston Avenue) 175 feet northerly from the northerly margin of West End Avenue, at the intersection of the northerly margin of a fifteen foot alley; thence, with said 23rd Avenue North, northerly fifty feet to the southerly margin of another proposed alley; thence, with the southerly margin of said last mentioned alley, westerly 100 feet; thence, southerly, parallel with 23rd Avenue North, fifty feet, to the northerly margin of the first mentioned alley; thence, with the northerly margin of said alley, easterly 100 feet to the beginning.

TOGETHER with the right to use and occupy that portion of Alley No. 634-1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 61-195 in the County Court Clerk's Office for said County.

TRACT III

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being in the 21st Ward of the City of Nashville, and being a part of the Elliston Property in West Nashville, being undivided on said plan and of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Twenty Third Avenue North, formerly Elliston Avenue, one hundred and sixty (160) feet southerly from the southerly margin of Elliston Place, formerly the Harding Pike, thence southerly with the westerly margin of Twenty Third Avenue, forty (40) feet to the northerly margin of an alley, thence with said alley westerly one hundred (100) feet and thence northerly forty (40) feet (erroneously omitted from prior conveyance) and thence easterly one hundred (100) feet to the point of beginning on Twenty Third Avenue.

TOGETHER with the right to use and occupy that portion of Alley No. 634-1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 61-195 in the County Court Clerk's Office for said County.

Being the same property conveyed to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, as to a one-third interest, by Quitclaim Deed of record as Instrument No. 20030306-0059854, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. General or special taxes and assessments for the year 2016 assumed by Grantee.
2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Evalina Harwell Andrews, Trustee, Buckhead Investments LLC, James David Andrews, IV, Co-Trustee, Douglass Andrews, Co-Trustee, and Josephine Andrews Barksdale, Co-Trustee to Pinnacle National Bank, of record in Instrument No. 20031030-0159801, said Register's Office.

3. Subject to an alley closing and any easement(s) retained in Bill No. 61-195, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no 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.

WITNESS my hand this 1 day of February, 2016.

INTENTIONALLY LEFT BLANK
SIGNATURE AND NOTARY ACKNOWLEDGMENT
ON NEXT PAGE

Buckhead Investments, LLC,
A Tennessee limited liability company

By: Alexander S. Fuqua
Its: Chief Manager

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Fulton)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alexander S. Fuqua, 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 Buckhead Investments LLC, the within named bargainor, a limited liability company, and that he, as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at this 28th day of January, 2016.

Susan E. Evans
Notary Public

Commission expires: 10/29/19

SUSAN E EVANS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 29, 2019