BILL GARRETT, Davidson County
Trans:T20160011407 DEEDWARRSP
Recvd: 02/10/16 15:53 6 pgs
Fees:33.00 Taxes:1480.00
20160210-0012983

This instrument was prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FROM: SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, Grantor

TO: STEVEN HERNANDEZ, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
Steven Hernandez 7421 Riverfront Drive Nashville, Tennessee 37221	Same as Owner	**142-00-0-010.00**

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

The actual consideration for this transfer is FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of February, 2016.

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/3/2016

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto STEVEN HERNANDEZ ("Grantee"), a married man, his heirs, representatives, successors and assigns, a certain tract or parcel of land in

Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together (the "Property").

The Property is unimproved property known as 8134 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And 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.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, representatives, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the ___ day of February, 2016.

GRANTOR:
SAWYER BROWN OFFICE CONDOS, G.P.,
A Tennessee general partnership

By: _____
Fred E. Zimmerman, General Partner

By: _____
Robyn Z. Rubinoff, General Partner

BEING ALL THE PARTNERS THEREOF.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared FRED E. ZIMMERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as a Partner.

Witness my hand and official seal at office, this 8th day of February, 2016.

_____
Notary Public

LORI C. NETHERLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7/3/17

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared ROBYN Z. RUBINOFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, the within named bargainor, and that she as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by herself as a Partner.

Witness my hand and official seal at office, this _____ day of _____, 2016.

_____
Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the ___ day of February, 2016.

GRANTOR:
SAWYER BROWN OFFICE CONDOS, G.P.,
A Tennessee general partnership

By: _____
Fred E. Zimmerman, General Partner

By: _____
Robyn Z. Rubinoff, General Partner

BEING ALL THE PARTNERS THEREOF.

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared FRED E. ZIMMERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as a Partner.

Witness my hand and official seal at office, this _____ day of _____, 2016.

_____
Notary Public

My Commission Expires: _____

STATE OF Florida)
COUNTY OF Palm Beach)

Before me, the undersigned, of the state and county aforesaid, personally appeared ROBYN Z. RUBINOFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, the within named bargainor, and that she as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by herself as a Partner.

Witness my hand and official seal at office, this 4 day of February, 2016.

_____
Notary Public

My Commission Expires: Sept 28 2018

ROGER VAUGHAN
Notary Public, State of Florida
Commission# FF 154245
My comm. expires Sept. 28, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 7, as shown on the map entitled Sawyer Brown Office Park, of record in Plat Book 6900, page 901, corrected by Surveyor's Certificate of Correction of record in Book 7860, page 24 and revised in Plat Book 7900, page 131, 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 SAWYER BROWN OFFICE CONDOS, LLC, a Tennessee limited liability company, by deed from RAYMOND ZIMMERMAN, TRUSTEE, of record in Book 9574, Page 587, Register's Office for Davidson County, Tennessee. SAWYER BROWN OFFICE CONDOS, LLC is now SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership pursuant to the filing of a Certificate of Merger with the Tennessee Secretary of State and recorded as Instrument Number 200001030000318, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years, a lien not yet due and payable.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7860, page 964, as supplemented and amended of record as Instrument No. 20040528-0062845, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 6900, page 901, corrected by Surveyor's Certificate of Correction in Book 7860, page 24 and revised in Plat Book 7900, page 131, said Register's Office; as affected by Agreement dated November 30, 2015, of record as Instrument No. 20151204-0122631, and corrected by Scrivener's Affidavit of record in Instrument No. 20151208-0123568, said Register's Office.

4. Agreement and Release of record in Book 10569, page 588 and Book 11438, page 868, said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141204-0111271, said Register's Office.

6. All matters shown on the plat of survey by Thomas D.R. Edmonds, Tenn. RLS No. 2542, with James & Associates, Inc., dated June 3, 2015, Job No. 1739-01.