BILL GARRETT, Davidson County
Trans:T20160020211 DEEDWARRSP
Recvd: 03/11/16 13:37 4 pgs
Fees:23.00 Taxes:62160.00
20160311-0023544

SPECIAL WARRANTY DEED

FROM: McGavock Group Partners, LLC,
a Tennessee limited liability company

TO: McGavock Holdings, LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
McGavock Holdings, LLC 2720 Eugenia Avenue Nashville, TN 37211	McGavock Holdings, LLC Attn: Accounts Payable 2720 Eugenia Avenue Nashville, TN 37211	093-09-0-339.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $16,800,000.00.

Affiant

Sworn to and subscribed before me, this 9 day of March, 2016.

Notary Public

My Commission Expires:

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McGavock Group Partners, LLC, a Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **McGavock Holdings, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1101 McGavock Street, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 10 day of March, 2016.

SELLER: McGavock Group Partners, LLC,
A Tennessee limited liability company

By: _____
William C. Barkley, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared William C. Barkley, 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 President of McGavock Group Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 9 day of March, 2016.

Traci Sellers
Notary Public

My Commission Expires: TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Lot 1 as shown on the Final Plat, McGavock Group, of record as Instrument No. 20160310-0023091, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to McGavock Group Partners, LLC of record as Instrument No. 20041229-0153762, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2016 for Davidson County, Tennessee, a lien, but not yet due and payable.