SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 03/14/16 14:32 5 pgs
Fees:28.00 Taxes:27750.00
20160314-0024115

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th Day of March, 2016.

Notary Public

My Commission Expires: 5-Aug-2019

MARCY L. COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2019

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law, 1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
2200 Charlotte Avenue, LLC, a Tennessee limited liability company	"NEW OWNER"	**Map & Parcel No. 092-11-0-092.00**
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charlotte 2300, LLC, a Tennessee Limited Liability Company**, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto, **2200 Charlotte Avenue, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee", its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described on Exhibit "A" attached hereto and made a part hereof (the "Property").

Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except for those exceptions included on "Exhibit B," attached hereto and incorporated herein by reference, being improved property located at 2300 Charlotte Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantor does further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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, the undersigned has executed this instrument, this 11th. Day of March, 2016.

Charlotte 2300, LLC, a Tennessee Limited Liability Company

By: _____
S.C. Asbury, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared S.C. Asbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the President of the Charlotte 2300, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the said Limited Liability Company, by himself, as President.

Witness my hand and official seal at Nashville, Tennessee, this 11th. Day of March, 2016.

My Commission Expires: 7/2/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

A TRACT OF LAND LYING ON THE NORTH MARGIN OF CHARLOTTE AVENUE AND THE WEST MARGIN OF 23RD AVENUE NORTH, SAID TRACT BEING LOTS 44, 45, 46, 47, 48, AND 49, AND A 12 FOOT ALLEY AS SHOWN THE PLAN OF BURLINGTON HEIGHTS SUBDIVISION OF PART OF ELLISTON PROPERTY, A PLAN OF WHICH IS OF RECORD IN PLAT BOOK 332, PAGE 13 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID ALLEY BEING FORMERLY KNOWN AS ALLEY NO. 925 ON THE OFFICIAL STREET MAP OF THE CITY OF NASHVILLE WHICH WAS CLOSED AUGUST 2, 1960 BY COUNCIL BILL NO. 60-119, AND MORE FULLY DESCRIBED ACCORDING TO A SURVEY BY JESSE E. WALKER, TENNESSEE REGISTERED LAND SURVEYOR # 1486, DATED JULY 9, 2008, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY INTERSECTION OF SAID CHARLOTTE AVENUE AND 23RD AVENUE NORTH, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 44;

(1) THENCE ALONG SAID MARGIN OF CHARLOTTE AVENUE , SOUTH 70°39'52" WEST, 323.70 FEET TO AN IRON PIN, BEING THE SOUTHEAST CORNER OF SAID LOT 49, AND THE SOUTHEAST CORNER OF THE STATE OF TENNESSEE PROPERTY, AS RECORDED IN DEED BOOK 3982, PAGE 270, OF SAID REGISTER'S OFFICE;
(2) THENCE LEAVING SAID MARGIN OF CHARLOTTE AVENUE, ALONG THE EAST LINE OF STATE'S PROPERTY, NORTH 03°01'47" WEST, 156.65 FEET TO AN IRON PIN THE NORTHWEST CORNER OF SAID LOT 49 AND THE SOUTHWEST CORNER OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION PROPERTY (T.D.O.T.), AS RECORDED IN DEED BOOK 999, PAGE 611 OF SAID REGISTER'S OFFICE;
(3) THENCE ALONG THE NORTH LINE OF SAID LOT 49 AND THE SOUTH LINE OF SAID T.D.O.T.'S PROPERTY, NORTH 70°39'52" EAST, 13.53 FEET TO AN IRON PIN;
(4) THENCE CONTINUING ALONG SAID LINES NORTH 02°39'05" WEST, 12.68 FEET TO AN IRON PIN IN THE SOUTH LINE OF SAID T.D.O.T.'S PROPERTY, AND THE NORTHWEST CORNER OF SAID ALLEY;
(5) THENCE ALONG SAID LINE OF T.D.O.T.'S PROPERTY AND THE NORTH LINE OF SAID ALLEY, NORTH 70°39'52" EAST , 262.50 FEET TO AN IRON PIN ALONG SAID MARGIN OF 23RD AVENUE NORTH AND BEING THE SOUTHEAST CORNER OF SAID T.D.O.T.'S PROPERTY;
(6) THENCE ALONG SAID MARGIN OF 23RD AVENUE NORTH, SOUTH 19°21'07" EAST, 162.50 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Charlotte 2300, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Steve C. Asbury, of record in Instrument No. 20080715-0072439, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, due but not yet delinquent, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the plat of record in Book 332, Page 13, Davidson County Register's Office.

3. Reciprocal Easement Agreement of record in Instrument No. 20140312-0020689, as amended by Instrument No. 20150831-0088107, and Instrument No. 20150903-0090030; Davidson County Register's Office.

4. Rights of parties in possession, without purchase option or right of first refusal, pursuant to

    a. that unrecorded Office Lease Agreement dated December 7, 2007, as amended by that certain Lease Addendum dated August 23, 2008, as further amended by that certain Lease Addendum #2 to Office Lease Agreement dated June 25, 2010, as further amended by that certain Lease Addendum #3 to Office Lease Agreement dated May 31, 2011, as further amended by that certain Lease Addendum #4 to Office Lease Agreement dated July 24, 2014, as further amended by that certain Fifth Amendment to Lease Agreement dated January 28, 2016 made with Grantor, as Landlord, and FLOOD, BUMSTEAD, MCREADY & MCCARTHY, INC., a Tennessee corporation, as Tenant; and

    b. that unrecorded Lease between Grantor, as Landlord, and Provider Trust, Inc., a Tennessee Corporation, as Tenant, dated February 28, 2014; as amended by that certain Lease Addendum #1 dated February 28, 2014; Lease Addendum #2 dated April 6, 2015; and, Third Amendment to Lease Agreement, dated December ___, 2015

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

My Commission Expires: 6/20/2017

Notary Seal:

