BILL GARRETT, Davidson County
Trans:T20160031649 DEEDWARRSP
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Fees:23.00 Taxes:3885.00
20160418-0037421

SPECIAL WARRANTY DEED

FROM: Best One Nashville Realty Partnership

TO: Aladdin Park Partners

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Aladdin Park Partners Attn: Keith Blaydes 1517 Church Street Nashville, TN 37203	Same	Map 106-6, Parcel 100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,050,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of April, 2016.

Notary Public

My Commission Expires: 9-11-2017

CHRIS RAYBECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

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, **Best One Nashville Realty Partnership, a Tennessee general partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Aladdin Park Partners, a Tennessee general partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract 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 all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 703 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37210.

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 covenants with Buyer that Seller is lawfully seized and possessed of said property, that Seller has a good and lawful right to sell and convey the same, and that said tract or parcel is free from any lien or encumbrance whatsoever, except for the matters set forth on Exhibit B.

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 15 day of April, 2016.

SELLER: Best One Nashville Realty Partnership,
a Tennessee general partnership
Swentzel Limited Partnership
By: Paul Swtzl
Title: Partner

STATE OF Ohio)
)
COUNTY OF FRANKLIN)

Before me, Jonathan E. Hellstedt, a Notary Public in and for the County and State aforesaid, personally appeared Paul Swentzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner of Best One Nashville Realty Partnership, a Tennessee general partnership, the within named bargainor, and that he/she as such Partner of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as Partner.

Witness my hand and seal at office in Columbus, Ohio, this 15 day of April, 2016.

Notary Public

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

JONATHAN E. HELLSTEDT
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Resubdivision of Lot 3 of the Final Plat Best One Nashville Realty Subdivision, of record as Instrument No. 20151117-0116648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BEST ONE NASHVILLE REALTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from ALADDIN INDUSTRIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record as Instrument No. 20070425-0049324, dated April 24, 2007, said Register's Office.

EXHIBIT B

1. Taxes for the year 2016, a lien not yet due and payable.

2. Matters shown on the Plan of record in Instrument No. 20101029-0086600 and in Instrument No. 20151117-0116648, said Register's Office.

3. Restrictive Covenants contained in the deed of record in Instrument No. 20070425-0049324, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071108-0132083, said Register's Office.

5. Easement Agreement of record in Instrument No. 20101206-0096890, said Register's Office.

6. Notice of Land Use Restrictions of record in Instrument No. 20070425-0049325, said Register's Office.

7. Agreement for Dedication of Easement of record in Instrument No. 20071108-0132095, said Register's Office.