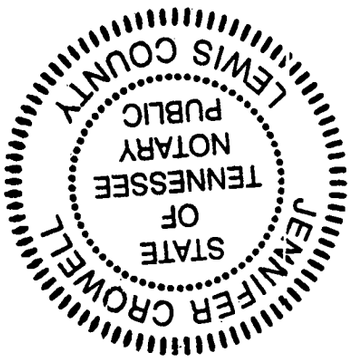



STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF June, 2016.

NOTARY PUBLIC

My Commission expires: 2/24/18

THIS INSTRUMENT PREPARED BY:
Bell and Alexander Title Services, Inc. 8110 Isabella Lane, Suite 200, Brentwood, TN 37027

| NAME | ADDRESS | |
|---|---|---|
| NAME & ADDRESS OF PROPERTY OWNER: Edgehill Village Investors, LLC<br>c/o Rob Lowe<br>(NAME)<br>1033 Demonbreun Suite 600<br>(ADDRESS)<br>Nashville, TN 37203<br>(CITY) (STATE) (ZIP) | SEND TAX BILLS TO:<br>SAME<br>(NAME)<br>(ADDRESS)<br>(CITY) (STATE) (ZIP) | MAP & PARCEL NUMBERS:<br>104-04-228.00 (Tr: 3)<br>104-04-229.00 (Tr: 4) |

# Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

**BRAD DANIEL AND GARY R. BELZ**

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

**EDGEHILL VILLAGE INVESTORS, LLC**

(herein called "Grantee"), the real property situated in **Davidson** County, Tennessee, described as follows:

**SEE ATTACHED EXHIBIT "A"**

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 Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Properties.

And Grantors do further covenant and bind Grantors, their successors and assigns to warrant and forever defend the title to the Property to Grantee, their 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

In Witness Whereof, the Grantors have caused this instrument to be executed this 9th day of June, 2016.

Brad Daniel

Gary Belz

BILL GARRETT, Davidson County
Trans:T20160049816 DEEDWARRSP
Recvd: 06/13/16 14:05 3 pgs
Fees:18.00 Taxes:3274.50
20160613-0059593

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brad Daniel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2016.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Belz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2016.

My commission expires: November 6, 2017

Catherine M Neves
Notary Public

CATHERINE M NEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2017

Exhibit "A"

**TRACT 3: 1204 16th Ave. S. (Map & Parcel 104-04-228.00)**

**Land in Davidson County, Tennessee, being the southerly 55 feet of the northerly 160 feet of Lot No. 24 on the Map of O. B. Hayes Rokeby Plan of Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.**

**Said part of said lot fronts 55 feet on the easterly side of 16th Avenue, South, as widened, and runs back between parallel lines, parallel to and 105 feet south of the south margin of Edgehill Avenue, 150 feet to an alley.**

**TRACT 4: 1206 16th Ave. S. (Map & Parcel) 104-04-229.00**

**Being the north 45 feet of the south 145 feet of Lot No. 24 on the Map of O. B. Hayes Rokeby Plan of Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.**

**Said part of said lot fronts 45 feet on the east side of 16th Avenue, South, as widened, and runs back between parallel lines, parallel to and 160 feet south from the south margin of Edgehill Avenue, 150 feet to an alley.**

**Being the same property conveyed to Brad Daniel and Gary R. Belz by Warranty Deed from Allen M. Sides, of record in Instrument No. 20040102-0000018, Register's Office for Davidson County, Tennessee, dated December 23, 2003 and recorded on January 2, 2004. (Value of consideration shown in aforementioned Deed $80,000.00)**

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. Subject to zoning, building and use restrictions and the Permitted Exceptions and the Leases.
3. Subject to all matters shown on the Plan of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee. (Affects Tract 3 and Tract 4)