Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(4)

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Drive, Ste. 330, Brentwood, TN 37027 (PRY) 615 / 373.6910

Address New Owner	Send Tax Bills To:	Map/Parcel
2207 Crestmoor Road Partners Attn: George N. Spiva 4121 Hillsboro Pike, Suite 302 Nashville TN 37215	Same	92-16-361 92-16-362 92-16-366 92-16-367 92-16-373

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer, is Nine Million and 00/100 Dollars ($9,000,000.00).

Affiant

Sworn to and subscribed before me this 21 day of July 2016.

[SEAL]

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My commission expires: 9.30.19

FOR AND IN CONSIDERATION of the sum of Nine Million and 00/100 Dollars ($9,000,000.00), the receipt and sufficiency of which are hereby acknowledged, **Maria Magdolna Schneberger, Sebastian Schneberger,** and **Susanne Schneberger**, the "Grantors," have this day bargained and sold and do hereby transfer and convey unto the said **2207 Crestmoor Road Partners,** a Tennessee general partnership, hereinafter "Grantee," its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee as more particularly described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS:
49 MUSIC SQUARE WEST, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37203

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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 Property.

BILL GARRETT, Davidson County
Trans:T20160062879 DEEDWARRSP
Recvd: 07/21/16 14:08 5 pgs
Fees:28.00 Taxes:33300.00
20160721-0075279

And Grantors do further covenant and bind Grantors, their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on **Exhibit B**, but not further or otherwise.

WITNESS our hands this 20th day of July 2016.

SELLERS:

MARIA MAGDOLNA SCHNEBERGER by Patricia R. Young, Attorney-In-Fact Pursuant to Power of Attorney

SEBASTIAN SCHNEBERGER by Patricia R. Young, Attorney-In-Fact Pursuant to Power of Attorney

SUSANNE SCHNEBERGER by Patricia R. Young, Attorney-In-Fact Pursuant to Power of Attorney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Patricia R. Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, made oath that she is the attorney-in-fact for **Maria Magdolna Schneberger**, **Sebastian Schneberger** and **Susanne Schneberger,** the Bargainers, and, being authorized to do so, she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 20th day of July 2016.

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9.30.19

EXHIBIT A

Property Description

TRACT 1

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 91, and all of Lots 92 and 93 as shown on O.B. Hayes First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1, Page 69 and also including a section of the former ROW. of Music Square West which was abandoned by Metropolitan Government Council Ordinance Number 77-577 and all described together as one tract by a survey prepared by Barry Greer and Associates, dated November 25, 1986 as follows:

Beginning at a chiseled cross set in a concrete sidewalk, said cross marking the intersection of the South R.O.W. of South Street with the East R.O.W. of Metropolitan Government alley Number 442 and being the Northwest Corner of said Lot 91, and proceeding as follows:

With said R.O.W. of South Street, said R.O.W. being the North boundary of the remnant of Lot 91, South 84° 59' 47" East, a distance of 148.45' to the beginning of a curve in the back of the sidewalk;

Thence, with a non-tangent curve to the right having a radius of 15.15' an arc distance of 14.65' to the end of said curve in said sidewalk (said curve having a chord bearing South 21° 25' 8" East for a distance of 14.09');

Thence, with the R.O.W. of Music Square West as presently marked by the back of a concrete sidewalk, South 6° 16' 56" West, a distance of 137.39' to a point;

Thence, leaving said R.O.W. North 84° 59 47" West, passing a concrete monument marking the original Southeast corner of Lot 93 at 5.00', and continuing along the South boundary of Lot 93, a total distance of 156.00' to a railroad spike set in the East R.O.W. of said alley;

Thence with said R.O.W. of said alley, North 6° 16' 56" East, a distance of 50.00' to a point; Thence, South 84° 59' 47" East, a distance of 1.00' to a point;

Thence continuing along said Alley R.O.W. the same being the West boundary of Lots 91 and 92, North 6° 16' 56" East, a distance of 100.00' to the beginning and containing 23,271 square feet, more or less.

TRACT 2

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Lots 107, 108, 109, 110, 111, and 112 as shown on O.B. Hayes First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1, Page 69 and more particularly described according to a survey by Barry Greer and Associates dated November 25, 1986 as follows:

Beginning at a "P-K" nail set at the intersection of the South R.O.W. of South Street with the East R.O.W. of 18th Avenue South, being the Northwest corner of said Lot 112, and proceeding as follows:

With said R.O.W. of South Street, the same being the North boundary of said Lot 112, South 84° 59' 41" East, a distance of 151.00' to a "P-K" nail set at the intersection of said R.O.W. of South Street with the West R.O.W. of Metropolitan Government Alley Number 442;

Thence, with said R.O.W. of said alley, South 6° 29' 36" West, a distance of 50.00' to a point; Thence, continuing with said alley, North 84° 59' 47" West, a distance of 1.00' to a point, being the Northeast corner of said Lot 111;

Thence, continuing with said alley, and along the East boundary of said Lots 111, 110, 109, 108, and 107, South 6° 29' 36" West, a distance of 250.00' to a "P-K" nail, being the Southeast corner of said Lot 107;

Thence, with the South boundary of Lot 107, North 84° 59' 47" West, a distance of 150.00' to a metal fence post set in said R.O.W. of 18th Avenue South;

Thence, with said R.O.W. of 18th Avenue South, North 6° 29' 36" East, a distance of 300.00' to the beginning and containing 45,034 square feet, more or less.

Being the same property conveyed to Hans E. Schneberger, by deed from Tennsouth Properties, LTD., a Tennessee Limited Partnership, of record in Book 7459, page 490, dated June 29, 1988, said Register's Office. The said Hans E. Schneberger having since died. In his last will and testament of record in the Seventh Circuit Court of Davidson County, Nashville Tennessee, Docket No. 99P-389, devised subject property to Maria Magdolna Schneberger, as to a fifty (50%) percent interest, Sebastian Schneberger, as to a twenty-five (25%) interest, and Susanne Schneberger, as to a twenty-five (25%) interest. For further reference see Quitclaim Deed of record in Instrument No. 20020204-0015375 and corrected by Scrivener's Affidavit of record in Instrument No. 20101029-0086776, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments for the year 2016 and subsequent years for Map-Par. 092-16-0-373.00 and 092-16-0-0361.00, which are expressly assumed by the Grantee.

2. Matters shown on the Plan of record in Plan Book 1, page 69, said Register's Office.

3. Easement granted to Metropolitan Government of Nashville for Line Easement of record in Book 5599, page 670, said Register's Office.

4. Exception to Easement Project 93-SX--56 of record in Book 9025, page 696, said Register's Office.