BILL GARRETT, Davidson County
Trans:T20160088244 DEEDWARRSP
Recvd: 10/06/16 14:08 3 pgs
Fees:18.00 Taxes:11470.00
20161006-0105927

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 17th Floor, 150 Third Avenue South Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00. **AFFIANT** Subscribed and sworn to before me, this 5th day of October, 2016. Notary Public My Commission Expires: 11/21/17

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
ECG 2409 Midtown, LLC 118 16th Avenue South, Suite 200 Nashville, TN 37203	SAME	104-15-0-459.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WELCH FAMILY REAL ESTATE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ECG 2409 MIDTOWN, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in

Davidson County, State of Tennessee, described as follows:

2409 21ST AVENUE SOUTH - Map and Parcel 10415045900 (mailing address is 2409, Tax Map address is 2405)

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of a resubdivision of Lot No. 69 on the Plan of Belair Subdivision of record in Book 4860, page 14, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Westwood Avenue, said point being the common front corner of Lots Nos. 1 and 2; thence with the east line of Lot No. 1 north 8° 43' east 183.93 feet to a point; thence south 80° 59' east 234.0 feet to a point in the westerly margin of 21st Avenue South, formerly Hillsboro Road; thence with said westerly margin of 21st Avenue South; south 37° 33' west 186.79 feet to a point at the beginning of a curve in a southwesterly direction a distance of 19.98 feet to a point in the northerly margin of Westwood Avenue; thence with said northerly margin of Westwood Avenue north 81° 45' west 124.44 feet to the point of beginning.

Being part of the same property conveyed to Welch Family Real Estate Holdings, LLC, by deed from Terri Schmidt-Fellner, Executor of the Estate of Ted Welch, deceased, et al, of record in Instrument No. 20160713-0071754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Metro taxes and assessments for 2017, and subsequent years.

2. Matters shown on the Plan of record in Book 4860, page 14, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4842, page 173, Register's Office for Davidson County, Tennessee.

4. Exception to Easement of record in Book 9146, page 312 and Book 9687, page 949, Register's Office for Davidson County, Tennessee.

5. Memorandum of Lease of record in Book 9141, page 669, with an Assignment and Assumption Agreement of record in Instrument No. 20010605-0058414, and amended by Agreement and Memorandum of Second Amendment to Lease Agreement of record in Instrument No. 20110418-0029551, Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease of record in Book 9978, page 402, and amended by First Amendment to Memorandum of Lease of record in Instrument No. 20131106-0115105, Register's Office for Davidson County, Tennessee.

7. Matters shown on the ALTA/NSPS Land Title Survey dated July 28, 2016, prepared by The Bray Company, Gean Paul Bray RLS, Tennessee License No. 965.

8. Rights of tenants in possession.

AS IS SALE. THE PROPERTY IS SOLD BY GRANTOR TO GRANTEE AS IS WHERE IS AND WITHOUT ANY WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, EXCEPT AS SPECIFICALLY SET FORTH HEREIN,* WITHOUT LIMITATION, GRANTOR DISCLAIMS ANY IMPLIED WARRANTY OF HABITABILITY, WORKMANLIKE CONSTRUCTION, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

*and as set forth in Real Estate Purchase and Sale Agreement, dated July 26, 2016.

This is improved property known as 2409 21st Avenue South, Nashville, TN 37212. The legal description is the same as the previous deed of record. A new legal description was not prepared for this deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 5th day of October, 2016.

WELCH FAMILY REAL ESTATE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Terri Schmidt-Fellner, Managing Member

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRI SCHMIDT-FELLNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **MANAGING MEMBER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of October, 2016.

_____
Notary Public

My Commission Expires: _____

RICHARD CARICO NOTARY PUBLIC EXPIRES GEORGIA June 8, 2018 FULTON COUNTY

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