BILL GARRETT, Davidson County
Trans:T20160088259 DEEDWARRSP
Recvd: 10/06/16 14:28 3 pgs
Fees:18.00 Taxes:42920.00
20161006-0105938

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 $11,600,000.00. **AFFIANT** Subscribed and sworn to before me, this 5th day of October, 2016. Notary Public My Commission Expires: 4/6/17

Address new owner as follows: ECG Midtown, LLC 118 16th Avenue South, Suite 200 Nashville, TN 37203	Send Tax Bills to: SAME	Map-Parcel Numbers 104 15-0-447.00 104 15-0-471.00

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 MIDTOWN, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in

Davidson County, State of Tennessee, described as follows:

TRACT 1:

2416 21ST AVENUE SOUTH - Map and Parcel 10415044700

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot One of Sweetbriar Place Subdivision, of record in Book 7900, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT 2:

2424 21st AVENUE SOUTH - Map and Parcel 10415047100

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot One of Sweetbriar Place Subdivision, of record in Book 7900, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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, not yet due and payable.
2. Matters shown on the Plan of record in Book 7900, pages 168, Register's Office for Davidson County, Tennessee.
3. Right of tenants in possession.
4. Matters shown on the ALTA/NSPS Land Title Survey dated July 28, 2016, prepared by The Bray Firm, Gean Paul Bray RLS, Tennessee License No. 965.

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, AND AS SET FORTH IN REAL ESTATE PURCHASE AND SALE AGREEMENT, DATED JULY 26, 2016, BETWEEN GRANTOR, AS SELLER, AND THE ASSIGNOR OF GRANTEE. WITHOUT LIMITATION, GRANTOR DISCLAIMS ANY IMPLIED WARRANTY OF HABITABILITY, WORKMANLIKE CONSTRUCTION, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This is improved property known as 2416 and 2424 21st Avenue South, Nashville, TN 37212.

New legal descriptions were not prepared for this deed. The legal descriptions are the same as the previous deeds of record.

TO HAVE AND TO HOLD the said tracts or parcels 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 13th day of October, 2016.

_____
Notary Public

My Commission Expires: _____

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

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