BILL GARRETT, Davidson County
Trans:T20160088266 DEEDWARRSP
Recvd: 10/06/16 14:31 3 pgs
Fees:18.00 Taxes:11100.00
20161006-0105949

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 $3,000,000.00. **AFFIANT** Subscribed and sworn to before me, this 5th day of October, 2016. Notary Public My Commission Expires: 11/6/19

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 104-04-0-150.00

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, **17TH AVENUE ASSOCIATES**, a Tennessee joint venture, 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, a certain tract or parcel of land in Davidson County, State of Tennessee,

described as follows:

1114 17th Avenue South - Map and Parcel 10404015000

Land in Davidson County, Tennessee, being Lots No. 5 and 6 in the Subdivision of Lot No. 16 in the O.B. Hayes' Large Lots, of record in Book 161, Page 86, Register's Office for said County;

Said Lot No. 5 fronts 50 feet on the easterly side of 17th Avenue, South, and runs back between parallel lines along the north margin of Edgehill Avenue, 150 feet to an alley.

Said Lot No. 6 fronts 50 feet on the easterly side of 17th Avenue, South, and runs back between parallel lines along the north margin of Edgehill Avenue, 150 feet to an alley.

Being the same property conveyed to 17th Avenue Associates, a Tennessee joint venture by deed from Seventeenth Avenue, Ltd., a Tennessee Partnership, of record in Book 6448, Page 596, 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 161, page 86, Register's Office for Davidson County, Tennessee.
3. Utility Easement of record in Book 4743, page 449, Register's Office for Davidson County, Tennessee.
4. Easement for sewer of record in Book 365, page 376, Register's Office for Davidson County, Tennessee.
5. Rights of tenants in possession.
6. Matters shown on 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 1114 17th Avenue South, Nashville, TN 37212.

The legal description is the same as the previous instrument 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.

17TH AVENUE ASSOCIATES, a Tennessee joint venture

By: WELCH FAMILY REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company, Managing Partner

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 1st day of October, 2016.

_____
Notary Public

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

My Commission Expires: _____

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