BILL GARRETT, Davidson County
Trans:T20160099670 DEEDWARRSP
Recvd: 11/10/16 12:24 3 pgs
Fees:18.00 Taxes:3774.00
20161110-0119120

This instrument prepared by: Hugh W. Entrekin
Suite 1700, UBS Center;
315 Deaderick ST.
Nashville, Tennessee 37238-1700
615-244-2770; 615-244-2778-fax

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel
Nashville CARES (Council on AIDS Resources, Education, and Services)	same	134-00-0-308.00
633 Thompson Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Corporate Park Investment Partners,** a Tennessee general partnership ("Grantor"), does hereby bargain, sell, transfer and convey unto **Nashville CARES (Council on AIDS Resources, Education, and Services),** a Tennessee not for profit corporation ("Grantee"), its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Metroplex, Section Fourteen, of record in Book 9700, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CORPORATE PARK INVESTMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION FOR THE REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-PWR18, of record in Instrument No. 20120319-0023029, dated March 15, 2012, said Register's Office.

This is improved real property generally known as 1225 Antioch Pike, Nashville, TN 37211, Davidson County, Tennessee, Parcel # 134-00-0-308.00.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Nashville CARES (Council on AIDS Resources, Education, and Services)**, its successors and assigns, forever.

AND **Corporate Park Investment Partners** does covenant with the said **Nashville CARES (Council on AIDS Resources, Education, and Services),** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated and paid from closing, (ii) Matters shown on the Plan of record in Book 9700, Page 133, said Register's Office; (iii) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9964, Page 288, said Register's Office; (iv) Storm Water Detention Agreement of record in Book 6145, Page 335, said Register's Office; (v) Assessments as set forth in the Declaration of Covenants, Restrictions and Easements of record in Book 9964, Page 288, said Register's Office; and (vi) Easements as set forth in the Declaration of Covenants, Restrictions and Easements of record in Book 9964, Page 288, said Register's Office, to which matters this conveyance is made subject.

AND subject to the encumbrances listed herein, **Corporate Park Investment Partners**, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Nashville CARES (Council on AIDS Resources, Education, and Services),** its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

[REMAINDER OF THIS PAGE IN INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 9th day of November, 2016.

Corporate Park Investment Partners

BY: _____
Hugh W. Entrekin, Managing Partner

President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,020,000.00.

_____
AFFIANT

_____
NOTARY PUBLIC

PAUL ALLEN ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

My Commission Expires: May 11, 2020.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Patricia F. Skrivanek of the state and county mentioned, personally appeared Hugh W. Entrekin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Corporate Park Investment Partners, the within named bargainor and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Managing Partner.

WITNESS my hand and seal, this 9th day of November, 2016.

_____
Notary Public

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

My Commission Expires: 9-10-18.