THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 315 Deaderick Street Suite 1700 Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00. **AFFIANT** Subscribed and sworn to before me, this 6th day of January, 2017. Notary Public My Commission Expires: 7-8-19

HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2019

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
ECG 8th Avenue, LLC 118 16th Avenue South Suite 200 Nashville, TN 37203	SAME	Map: 118-02 Parcel: 159.00

Davidson County DEEDWARRSP
Recvd: 01/09/17 10:09 4 pgs
Fees:23.00 Taxes:14060.00
20170109-0002121

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million Eight Hundred Thousand Dollars and no/100 Dollars ($3,800,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rowland Investments, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to, **ECG 8th Avenue, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract or parcel of land located within the corporate city limits of Berry Hill, a separate municipality located within Davidson County, Tennessee, and described according to a survey made by R. L. Montoya Land Surveying dated February 14, 2011, last revised February 11, 2013 as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way margin of Horner Avenue and the easterly right-of-way of a 20 foot alley (no

number assigned by Metro Public Works): thence, with the southerly margin of Horner Avenue, North 78 degrees 30 minutes 59 seconds East, 133.87 feet to an existing iron rod, the beginning of a return to the right; thence, with said return having a radius of 20.00 feet, a delta angle of 84 degrees 47 minutes 32 seconds, a tangent of 18.26 feet and a distance of 29.60 feet to an existing iron rod in the westerly margin of Franklin Pike (also known as U. S. Highway 31); thence, with said westerly margin of Franklin Pike, South 16 degrees 41 minutes 23 seconds East, 217.94 feet to an existing iron rod; thence, leaving said westerly margin along the line common to the W. T. Berry Estate property of record in Deed Book 12, Page 571, Register's Office Davidson County, South 78 degrees 30 minutes 59 seconds West 152.13 feet to an existing iron rod located in the easterly right-of-way margin of said 20 foot alley; thence, with said easterly margin, North 16 degrees 41 minutes 23 seconds West, 236.20 feet to the point of beginning, containing 35,715 square feet, or 0.82 acres more or less.

Being the same property conveyed to **Rowland Investments, a Tennessee General Partnership,** by deed from 2605 Franklin Pike Partners, a Tennessee general partnership, of record as Instrument No. 20130228- 0020332, Register's Office for Davidson County, Tennessee.

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 the Grantor further covenants and binds itself, its successors and assigns, to 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 Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2016, now due and payable, but not yet delinquent.

2. Matters shown on the Plan of record in Plat Book 1130, pages 17, 18 and 22, Register's Office for Davidson County, Tennessee.

3. Subject to rights of tenants, as tenants only, under the following unrecorded leases:

   (a) Lease Agreement dated July 26, 1989, as amended by First Amendment to Lease Agreement dated June 29, 2009 and Second Lease Amendment Agreement dated October 26, 2012, originally made by SHN Partnership, as landlord, and Cash America, Inc. of Tennessee, as tenant; and

   (b) Lease Agreement dated June 26, 1989, originally made by S. H. N., a Tennessee general partnership, as landlord, and Family Dollar Stores of

Nashville, Tenn., Inc., as tenant.

4. Subject to all matters shown on the survey prepared by R. L. Montoya, Land Surveying (Job No. 89-3-31), dated February 14, 2011 and last revised February 11, 2013.

This is improved property commonly known as 2603-2605 Franklin Pike, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 6th day of January, 2017.

Rowland Investments,
a Tennessee General Partnership

By: J. W. Rowland, III
Its: Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **J. W. Rowland, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the authorized partner of **Rowland Investments**, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such authorized partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as authorized partner.

WITNESS MY HAND, at office, this 6th day of January, 2017.

Notary Public

My Commission Expires: 7-8-19

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: