Davidson County DEEDWARRSP
Recvd: 02/17/17 16:04 6 pgs
Fees:33.00 Taxes:2936.65
20170217-0016858

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
LCG Brookwood Terrace, LLC c/o Leon Capital Group 3500 Maple Avenue, Suite 1600 Dallas, Texas 75219	Same LCG Brookwood Terrace, LLC c/o Leon Capital Group 3500 Maple Ave, Ste 1600 Dallas, TX 75219	Map: 103-14-O Parcel: 094.01

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, APEX INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to LCG BROOKWOOD TERRACE, LLC, a Texas limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 43 Brookwood Terrace, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 15th day of February, 2017.

APEX INVESTMENTS, LLC

By: Kristin Stegall Locke

Name: Kristin Stegall Locke

Title: Manager and President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kristin Stegall Locke, 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 Manager and President of APEX INVESTMENTS, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 15th day of February, 2017.

Brittany Nelson

Notary Public

My Commission Expires:

Jan. 9, 2018



STATE OF Texas)

COUNTY OF Dallas)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $793,688.45.

LCG BROOKWOOD TERRACE, LLC, by Leon Capital Partners, LLC, its Manager

AFFIANT **Rob Pivnick**
Authorized Signatory

Sworn to and subscribed before me this 16th day of February, 2017.

NEDRA LEACH
Notary Public, State of Texas
Comm. Expires 06-07-2020
Notary ID 6988708

Notary Public

My Commission Expires:

6/7/2020

EXHIBIT A

A tract of land in the 8th Civil District of Davidson County, Tennessee, being shown as part of a tract marked "Reserved for Commercial and/or Apartment Development" on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for said County, and being known as Lot D-102-A on an unrecorded resubdivision of said tract described according to a survey of Barge-Waggoner-Sumner, Inc., dated November 26, 1961, as follows:

Beginning in the easterly margin of Brookwood Terrace at the northwest corner of Lot known as D-103 conveyed to Richard H. Workman and S. Kenneth Rutherford by deed of record in Book 3161, Page 85, Said Register's Office; thence with said Terrace North 26 degrees, 42 minutes East 70 feet to an iron pin; thence leaving said terrace South 63 degrees 18 minutes East 181.32 feet to an iron pin; thence South 26 degrees 42 minutes West 70 feet to an iron pin; thence North 63 degrees 18 minutes West 181.32 feet to the point of beginning.

Being the same property conveyed to Apex Investments, LLC, a Tennessee Limited Liability Company by Special Warranty Deed dated 12/31/2012 from Joe E. Maxwell and wife, Gloria C. Maxwell of record in Instrument 201301020000321, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.

2. Rights of tenants, as tenants only, under unrecorded leases.

3. All matters as set forth per Book 2663, Page 50, Register's Office for Davidson County, Tennessee.

4. The survey prepared by Earl T. Beckwith, PLS #2251, Carlson Consulting Engineers, LLC, 7088 Ledgestone Commons, Bartlett, TN 38133, dated 2/6/2017, designated as Job No. LEON and last revised on 2/8/2017, reflects the following matters:

    a. Parking area encroaches the right of way of Brookwood Terrace;
    b. A portion of the building encroaches adjacent property to the north;
    c. A portion of the building encroaches the 30 foot front minimum building setback line;
    d. Electric meters and concrete pad encroach adjacent property to the north;
    e. Concrete pad encroaches adjacent property to the north near the northeasterly corner;
    f. Building encroaches the 20 foot rear set back line;
    g. Concrete pad, fence and A/C units encroach adjacent lot along the rear;
    h. Fence encroaches adjacent lot along the southerly half of the rear line; and,
    i. Powerline crosses the southeasterly corner of subject lot.

True Copy Certification

I, Julie Read, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY