BILL GARRETT, Davidson County
Trans:T20170016574 DEEDWARRSP
Recvd: 02/24/17 15:48 5 pgs
Fees:28.00 Taxes:14800.00
20170224-0018925

THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Centennial West Partners 4011 Armory Oaks Drive Nashville, Tennessee 37204-4577	SAME	091-00-0-037.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **R MANUEL - CENTENNIAL,** a Tennessee general partnership (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **CENTENNIAL WEST PARTNERS**, a Tennessee general partnership (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property located at 5400 Centennial Boulevard in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of February, 2017.

R MANUEL - CENTENNIAL,
a Tennessee general partnership

By: R M Centennial Trust,
Its General Partner

By: Branch Howard
Branch Howard, Co-Trustee

By: M R Centennial Trust,
Its General Partner

By: Branch Howard
Branch Howard, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Branch Howard, as Co-Trustee of the R M CENTENNIAL TRUST and as Co-Trustee of the M R CENTENNIAL TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the R M CENTENNIAL TRUST and Co-Trustee of the M R CENTENNIAL TRUST, the General Partners of **R MANUEL - CENTENNIAL**, the within named bargainor, a Tennessee general partnership, and that he as such Co-Trustee of the General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as _Co-Trustee of the General Partners.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 23 day of February, 2017.

Notary Public

My Commission Expires:

SUSAN SCHWAB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

4843-4819-4365.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2017.

Notary Public

My Commission Expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Subdivision Plat and Unified Plat of Record of R. Manuel - Centennial, of record as Instrument No. 20170221-0017490, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to R MANUEL - CENTENNIAL, A TENNESSEE GENERAL PARTNERSHIP, by deed from BRUCEWOOD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20150701-0063389, dated June 30, 2015, said Register's Office.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 091-00-0-037.00, a lien not yet due and payable.

2) Right-of-Way Easement benefitting Colonial Pipeline of record in Book 3678, Page 14 and in Book 3676, Page 165, Register's Office for Davidson County, Tennessee.

3) Subject to the matters as shown on the Plat entitled Final Subdivision Plat and Unified Plat of Record of R. Manuel - Centennial of record as Instrument No. 20170221-0017490, said Register's Office.

4) Assignment of Easement Rights of record in Instrument No. 20130204-0011240, said Register's Office.

5) Notice of Land Use Restrictions contained in instrument of record in Instrument No. 20160811-0083633, said Register's Office.

6) The following matters shown on the ALTA/NSPS Land Title Survey by R. Scot Cherry, Tenn. RLS No. 1512 with Cherry Land Surveying, Inc., dated September 19, 2016, last revised February 22, 2017, and designated as Job No. 16036 ALTA - Lot 1.

   a) Sewer drain line encroachment upon the southwest corner of property, outside of Easement of record in Book 4656, Page 788, said Register's Office.

   b) Fence encroachments across property line in various places.

   c) Overhead utility lines in various places.