BILL GARRETT, Davidson County
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Fees:28.00 Taxes:2766.31
20170301-0020502

GENERAL WARRANTY DEED

FROM: Mark O. Neal,
Grantor

TO: CitiView II, LLC,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
209 Deerfield Lane Franklin, TN 37060	(New Owner)	118-04-0-313.00 118-04-0-314.00 118-04-0-315.00 118-04-0-316.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Forty-Seven Thousand Six Hundred Fifty and No/100 Dollars ($747,650.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of February, 2017.

Notary Public

MATTHEW W. KEYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: August 04, 2020

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mark O. Neal ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CitiView II, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 2300, 2306, 2308 and 2310 Kline Avenue, Nashville, TN.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B hereto, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B) to which this conveyance is expressly made subject.

Grantor represents and warrants that the Property is vacant commercial property and has never been occupied as the residence of the undersigned or his spouse.

Witness my hand this 23 day of February, 2017.

MARK O. NEAL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Matthew W. Keyton, a Notary Public of said County and State, MARK O. NEAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 23 day of February, 2017.

Notary Public

My Commission Expires: August 04, 2020

MATTHEW W. KEYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Tract I:

Land being located in Davidson County, being described as beginning at a point in the southerly margin of Longview Avenue, said point being 15 feet eastwardly from the east margin of Kline Avenue; thence with said margin on Longview Avenue southwardly 68 degrees and 37 minutes west to the east margin of Kline Avenue; thence in a southerly direction 100 feet along the right-of-way line of Kline Avenue to a point, thence in a northerly direction 68 degrees and 57 minutes east 135 feet to a point, thence north 71 degrees and 54 minutes west with a line cutting across said original property to the point of beginning.

Tract II:

Land being located in Davidson County, being described as being part of Lot No. 350, Sub Lot "A" in Grandview Heights, as of record in Book 161, page 169 of the Register's Office for Davidson County, Tennessee, and being that portion remaining after the conveyance to the State of Tennessee for the use and benefit of the Department of Highways for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting land. That portion taken by the State of Tennessee is of Record in Book 4369, page 640 and is described as follows:

Beginning at a point in the westerly margin of the alley between Kline Avenue and Grandview alley 100 feet southerly from the south margin of Longview Avenue, said point being the common corner of Lots 349 and 350 of said map: thence with the margin of said alley South 21 deg. 03 min. East 11 feet to a point; thence North 71 deg. 54 min. West, 18.6 feet to the common line between said Lots 349 and 350; thence with said line North 68 deg. 57 min. East 15 feet to the point of beginning.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Subdivision of Lot "A" on the Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract IV:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Subdivision of Lot "A" on the Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tracts I, II, III and IV being the same property conveyed to MARK O. NEAL, by deed from JAMES E. DILLINGHAM, of record in Instrument No. 20151007-0102246, dated September 25, 2015, said Register's Office.

EXHIBIT B

Encumbrances

1. All matters shown on the Plan of record in Book 161, Page 169, said Register's Office.

2. Easement for sanitary sewer and/or storm drainage of record in Book 4729, page 225, said Register's Office..