(1) Box 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,567,500.00.

Affiant

Subscribed and sworn to me on April 28, 2017.

NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

BILL GARRETT, Davidson County
Trans: T20170036487 DEEDWARRSP
Recvd: 05/01/17 13:23 4 pgs
Fees: 23.00 Taxes: 9499.75
20170501-0042539

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29573SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bristol Dickerson Pike Partners, LLC 381 Mallory Station Road, Suite 204 Franklin, TN 37067	SAME ADDRESS AS NEW OWNER	071-11-0-010.00 (p/o of Lots 3, 4 & 5) 071-15-0-001.00 (p/o of Lots 2, 3, 4 & 5) 071-15-0-002.00 (Lot 1 & p/o of Lot 2) 071-10-0-181.00 (p/o Lots 19 & 20) 071-10-0-182.00 (Lot 21 & p/o of Lot 20) 071-10-0-183.00 (Lot 22) 071-10-0-184.00 (Lot 23) 071-10-0-185.00 (Lot 24) 071-14-0-269.00 (Lot 25) 071-14-0-270.00 (Lot 26) 071-14-0-271.00 (Lot 27) 071-14-0-272.00 (Lot 28)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael E. Douglas, **"GRANTOR"**, has bargained and sold, and by these presents do transfer and convey unto Bristol Dickerson Pike Partners, LLC, a Tennessee Limited Liability Company and Charles F. Daniel, Ashlyn Pierce Meneguzzi and Samuel C. Yeager,

"GRANTEES", certain tracts or parcels of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, 2, 3, 4, 5, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block "C" on the Plan of East View Subdivision of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED in the above described property, but specifically EXCLUDED from this description is the northern 10 feet of Lot No. 19, Block "C" conveyed to Edwin R. Baskin of record in Book 3529, Page 209.

Also, Included in the above described property, but specifically excluded from this description is that portion of Lot Nos. 1, 2, 3, 4 and 5 conveyed to Davidson County, Tennessee by an unrecorded easement, grant or conveyance for the purpose of the widening of Dickerson Road, now known as Dickerson Pike.

Being the same property conveyed to Michael E. Douglas by Warranty Deed from Bobby G. Douglas and wife, Cynthia A. Douglas of record in Book 9870, page 513, Register's Office for Davidson County, Tennessee, dated November 20, 1995 and recorded on November 28, 1995.

Being the same property conveyed to Michael E. Douglas by Warranty deed from Cynthia A. Douglas of record in Book 9870, page 513, Register's Office for Davidson County, Tennessee, dated November 20, 1995 and recorded on August 1, 2013. Bobby G. Douglas, husband of Cynthia A. Douglas, died February 4, 2012.

The conveyance of the above described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 54, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4121, Page 630, in the Register's Office for Davidson County, Tennessee (Re: Lot 1 and part of Lot 2).
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4124, Page 713, in the Register's Office for Davidson County, Tennessee (Re: Lot 22)
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4277, Page 940, in the Register's Office for Davidson County, Tennessee (Re: Lots 24, 25, and 26)
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, Page 422, in the Register's Office for Davidson County, Tennessee (Re: Lots 24, 25, and 26)

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4306, Page 29, in the Register's Office for Davidson County, Tennessee (Re: Lot 23)
8. Terms and Provisions of a Memorandum of Lease including an Option of Purchase between R. H. Porter, et al and the Texas Company of record in Book 2287, Page 42, in the Register's Office for Davidson County, Tennessee.
9. Terms and Provisions of a Lease Agreement between Bobby G. Douglas and Cynthia A. Douglas, party of the first part, and Wayne Honeycutt, Larry Long and Ann Nivens regarding "Charlie's Restaurant" of record in Book 7213, Page 800, in the Register's Office for Davidson County, Tennessee.
10. Subject to an unrecorded easement, grant or conveyance of a portion of Lot Nos. 1, 2, 3, 4 and 5 conveyed to Davidson County, Tennessee for the purpose of the widening of Dickerson Road, now known as Dickerson Pike.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

These properties are located on Dickerson Pike & Elmhurst Avenue, Nashville, TN 37207.

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 and their heirs and assign, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, its successors and assigns and their heirs and assigns, against the lawful claims of all persons claiming by or through 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.

WITNESS my hand on April 28, 2017.

Michael E. Douglas

Michael E. Douglas

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Michael E. Douglas to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 28th, 2017.

Amanda Pedigo

NOTARY PUBLIC

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

My Commission Expires: July 2, 2018