17-02-001
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 94;
Parcels:171.00, 069.00, & 072.00

The actual consideration or value, whichever is greater, for this transfer is **$2,600,000.00**.

Affiant

Subscribed and sworn to before me this the 5th Day of June, 2017.

My Commission Expires: 7/2/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
MICHAEL D. SHMERLING PARTNERS, G.P.
618 Church Street, Ste. 200
Nashville, TN 37219

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **G.G. WAGGONER, JR., a married man**, hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

TRACT I

BEING a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the Sara B. Campbell Lands, and being more particularly described by metes and bounds as follows:

BEGINNING at a point situated in the southerly margin of Lebanon Pike, said point being the north-west corner of the James D. Hicks and Della B. Hicks property recorded in Deed Book 1556, page 227, R.O.D.C., Tennessee; thence, 10 deg. 45 min. 26 sec. W, a distance of 157.71 feet to a point; thence, S 79 deg. 14 min. 34 sec. E, a distance of 199.14 feet to a point; thence, S 10 deg. 52 min. 28 sec. W, a distance of 104.95 feet to a point; thence, N 84 deg. 10 min. 12 sec. E, a distance of 335.01 feet to a point; thence, S 07 deg. 27 min. 03 sec. W, a distance of 84.92 feet to a point; thence, N 79 deg. 42 min. 47 sec. E, a distance of 403.87 feet to a point; thence, S 05 deg. 27 min. 33 sec. W, a distance of 57.28 feet to a point; thence, S 05 deg. 27 min. 33 sec. W, a distance of 15.00 feet to a point; thence, S 07 deg. 12 min. 33 sec. W, a distance of 108.40 feet to a point; thence, S 12 deg. 21 min. 24 sec. W, a distance of 439.10 feet to a point; thence, S 88 deg. 28 min. 54 sec. W, a distance of 200.00 feet to a point; thence, N 88 deg. 05 min. 08 sec. W, a distance of 100.90 feet to a point; thence, S 73 deg. 03 min. 57 sec W, a distance of 121.35 feet to a point; thence, N 87 deg. 06 min. 58 W, a distance of 91.10 feet to a point; thence, N 53 deg. 02 min. 47 sec. W, a distance of 190.42 feet to a point; thence N 33 deg. 23 min. 06 sec. W, a distance of 190.00 feet to a point; thence, N 89 deg. 43 min. 07 sec. W, a distance of 19.80 feet to a point; thence, N 42 deg. 33 min. 07 sec. W, a distance of 58.00 feet to a point; thence, S 78 deg. 26 min. 53 sec. W, a distance of 22.00 feet to a point; thence, N 60 deg. 13 min. 07 sec. W, a distance of 74.32 feet to a point; thence, N 10 deg. 45 min. 26 sec. E, a distance of 579.56 feet to a point situated in the southerly margin of Lebanon Pike; thence, around a curve to the left having a central angle of 02 deg. 29 min. 57 sec., a radius of 1146.28 feet, a length of 50.00 feet to the point of beginning and containing 12.58 acres of land, more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion thereof described in the Warranty Deed of record in Instrument No. 20150316-0022531, Register's Office for Davidson County, Tennessee; and more fully described as follows:

(Tract excepted from Tract I above from Deed of record in Instrument No. 20150316-0022531, said Register's Office.)

Davidson County DEEDWARRSP
Recvd: 06/05/17 15:07 3 pgs
Fees:18.00 Taxes:9620.00
20170605-0056101

- CONTINUED -

LAND in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of the property conveyed in Deed Book 6665, Page 84, Register's Office for said county, described as follows:

COMMENCING in the southerly right of way of Lebanon Pike, approximately 1700 feet West of Spence Lane; thence leaving said right of way S 07° 37' 09", 385.39 feet to an iron pin, the point of BEGINNING; thence N 79° 42' 57" E, 403.88 feet to the West line of W. W. Rowland Company; thence with said West line S 05° 07' 42" W, 180.47 feet to an iron pin; thence S 12° 21' 25" W, 281.98 feet to a new line; thence severing the property described in Book 6665, Page 84, R.O.D.C., N 82° 21' 34" W, a distance of 421.10 feet to an iron pin; thence N 16° 25' 45" E, 341.02 feet to the point of BEGINNING and containing 3.72 acres, more or less.

TRACT II
A TRACT OF LAND in the Third Civil District, Davidson County, Tennessee, and being shown on a plat dated April 21, 1948, by W. W. Turner Co. and on a boundary survey dated March 25, 1960, by Turner Engineering Company and being more particularly described as follows:

THIS description is being prepared from the above-mentioned Plat and Boundary Survey and begins at a corner post in the southerly right-of-way of Lebanon Pike, 35 feet South of the centerline of said Pike and being 2,166 feet, more or less, East along said right of way from the entrance of Mount Olivet Cemetery and proceeding as follows:

1. WITH the southerly right of way of Lebanon Pike in an easterly direction with a curve to the left, said curve being a 3 deg. 30' curve, a distance of 200 feet to an iron pin, said line passing through an iron pin at a distance of 20.1 feet; thence,
2. LEAVING said right of way, S 11 deg. 00 min. W, a distance of 194.6 feet to an iron pin; thence,
3. N 79 deg. 10 min. W, a distance of 199.5 feet to an iron pin, said line passing through an iron pin at a distance of 179.5 feet; thence,
4. N 10 deg. 50 min. E, a distance of 155.0 feet to the point of BEGINNING.

TRACT III
LAND in the 3rd, formerly 15th Civil District of Davidson County, Tennessee, described partly according to a survey made by Geo. W. Watkins, Surveyor, October 1, 1954, as follows:

BEGINNING on the southerly margin of Lebanon Pike at the northwest corner of the property conveyed to Cletus Ball and wife, by deed from Francis C. Wallace and wife, of record in Book 2395, page 617, Register's Office for said County; thence with said Ball's westerly boundary line, S 9 deg. 37 min. E 300 feet, more or less, to a point in the northern boundary line of the property conveyed to Donelson Recreation Center, Inc., by deed from Frances C. Wallace and wife, of record in Book 2394, page 433, said Register's Office; thence with said line, S 82 deg. 03 min. W 194.3 feet to said Donelson Recreation Center. Inc.'s northwest corner, being a point in Hick's eastern boundary line; thence with said Hick's eastern boundary line, N 8 deg. 50 min. E 300 feet to the southerly margin of said Pike; thence with the same, N 80 deg. 30 min. E 89.3 feet and N 77 deg. 42 min. E 10.7 feet to the BEGINNING.

BEING all the same property conveyed to G. G. WAGGONER, JR. A MARRIED MAN, by Special Warranty Deed from VICTORY FELLOWSHIP OF TENNESSEE, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20151228-0130225, and by Quitclaim Deed of record in Instrument No. 20151228-0130220, Register's Office for Davidson County, Tennessee.

SUBJECT property is used for COMMERCIAL purposes only and is not now nor ever has been the principal place of residence for the Grantor herein.

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

Grantor further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant specifically and forever defend the title to the Property to Grantee, its successor and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

- CONTINUED -

Subject property being property located at **1301, 1307 & 1309 LEBANON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37210.**

IN WITNESS WHEREOF, the Grantors have caused its name to be affixed hereto, by its duly authorized officer, on this 5th Day of June, 2017.

G.G. WAGGONER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **G.G. WAGGONER, JR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 5th day of June, 2017.

My Commission Expires: 7/2/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public