& return to

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170052518 DEEDWARRSP
Recvd: 06/20/17 09:15 3 pgs
Fees:18.00 Taxes:7474.00
20170620-0061725

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Gracemark, LLC		
835 Wren Road	New Owner	070-16-0-022.00
Goodlettsville, TN 37072		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Charles W. Fawcett III** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Gracemark, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Tract 7B on the Plan of Metrocenter, Tract 7B, Section 22, Resubdivision of Part of Block "G", Section No. 1, of record in Book 6050, page 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Fawcett III by Special Warranty Deed from American Realty Trust, a Georgia corporation, of record in Instrument No. 20030808-0113529, Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 08, 2003.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **210 Venture Circle, Nashville, TN 37228.**

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 19th day of June, 2017.

Charles W. Fawcett III

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles W. Fawcett III, the within named bargainor, 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 official seal at office in Nashville, Tennessee, on this 19th day of June, 2017.

My commission expires: 9/24/20

NANCY W BRESSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Nancy W. Bresson
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson SFA

The actual consideration or value, whichever is greater, for this transfer is $2,020,000.00

Affiant

Subscribed and sworn to before me this 19 day of June, 2017.

Notary Public

My Commission Expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2017 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 6050, Page 230, Register's Office for Davidson County, Tennessee.

3. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park with By-Laws for Metrocenter Improvements Association, Inc., appended thereto, of record in Book 7487, Page 952, as amended in Book 10602, Page 499, and by Waiver of Special Covenants and Restrictions recorded in Instrument No. 20060531-0063833, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenant of record in Book 9420, Page 176, Register's Office for Davidson County, Tennessee.

5. Amendment to Protective Covenants and Waiver of Repurchase Right for MetroCenter Tracts of record in Book 11503, Page 607, in the Register's Office for Davidson County, Tennessee.

6. Exception to Easement of record in Instrument Number 20040727-0089486, in the Register's Office for Davidson County, Tennessee.