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

BILL GARRETT, Davidson County
Trans:T20170053538 DEEDWARRSP
Recvd: 06/22/17 11:10 3 pgs
Fees:18.00 Taxes:7400.00
20170622-0062921

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
261 French Landing Partnership		
1483 Boardwalk Place	New Owner	070-16-0-033.00
Gallatin, TN 37066		

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 **261 French Landing Partnership, a Tennessee general partnership** (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 Lot No. 1 on the Plan of Consolidation of Lots 8D-1, 8D-2 and 8E, Metrocenter of record in Plat at Instrument No. 20130627-0066243, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Fawcett, III by Warranty deed from Nashville INS, LLC, f/k/a DCG Nashville, LLC of record in Instrument No. 20130102-0000481 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 2, 2013.

AND

Being the same property conveyed to Charles W. Fawcett, III by Warranty deed from Tennessee State Employees Association, Incorporated of record in Instrument No. 20130228-0020203 Register's Office for Davidson County, Tennessee, dated February 27, 2013 and recorded on February 28, 2013.

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 **261 French Landing, 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 20th day of June, 2017.

Charles W. Fawcett III

STATE OF TENNESSEE
COUNTY OF 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 20th day of June, 2017.

My commission expires: 9/24/2019

Notary Public

NANCY W BRESSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$2,000,000.00**.

Affiant

Subscribed and sworn to before me this 20th day of June, 2017.

Notary Public

My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 as Instrument Number 20130627-0066243, Register's Office of Davidson County, Tennessee. Note that the 25 foot common access easement is abandoned by the aforementioned plan. Also note that the 40 foot common access and public utility easement is 20 feet wide on the subject parcel and runs along the parcel boundary that is located in Venture Circle from the intersection of French Landing and Venture Circle to the east corner of the parcel that lies within Venture Circle.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Book 5026, Page 783, as amended in Book 5035, Page 967, Register's Office for Davidson County, Tennessee

4. Restrictions of record in Book 9420, Page 176, in the Register's Office for Davidson County, Tennessee

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160705-0068101, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20001228-0127114, Register's Office for Davidson County, Tennessee.

7. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20010727-0079788, Register's Office for Davidson County, Tennessee.

8. Declaration of Agreements, Charges, Assessments and Liens of record in Book 7487, page 952 and amended in Book 10602, page 499, Register's Office for Davidson County Tennessee.