THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARRSP
Recvd: 07/20/17 10:42 6 pgs
Fees:33.00 Taxes:7955.00
20170720-0073260

ADDRESS OF GRANTEE:	SEND TAX BILLS TO:	PARCEL NO.:
Craighead Capital Corporation 2400 Kline Ave. Nashville, TN 37211 Attn: Eddie Lunn, III	GRANTEE	Map-Par. 118-08-0-145.00 and 119-05-0-418.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and delivered this 19th day of July, 2017, by **GT3 PROPERTIES, a Tennessee general partnership** (hereinafter referred to as "Grantor"), to **CRAIGHEAD CAPITAL CORPORATION, a Tennessee corporation** (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary by act of the parties, or involuntary by operation of law);

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all that tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

TOGETHER WITH all rights, members, easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Property.

Without expanding by implication the limited warranty set forth herein, this conveyance is made subject to the permitted encumbrances set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the aforesaid right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date indicated in the acknowledgement below, but this instrument is to be effective as of the 19th day of July, 2017.

GT3 PROPERTIES, a Tennessee general partnership

By: _____
J. Patrick McKennon, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, Paul Soper, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **J. Patrick McKennon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Partner** of **GT3 PROPERTIES, a Tennessee general partnership**, and that he, as such **Managing Partner**, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Partnership**, by signing his name as such **Managing Partner**.

WITNESS my hand and seal at office on this the 19th day of July, 2017.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

Commission Expires: 3/6/18

AFFIDAVIT OF CONSIDERATION

The undersigned hereby attest that the actual consideration or value, whichever is greater, for this transfer is **$2,150,000.00**.

Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, Paul Soper, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Tricia Ball, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 19th day of July, 2017.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires: 3/6/18

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land lying in Councilmanic District 17 of Nashville, Davidson County, Tennessee, also being a portion of Alley Number 1840, 15 feet in width, as closed by Ordinance Bill No. O87-84, a portion of Lot 360, all of lots 361, 362, 363, 364, 365, 422 and a portion of Lot 423 on the Plan of Grandview Heights, as of record in Plat Book 161, pages 14 and 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING AT THE SOUTHWESTERLY CORNER LOT LOT 365 AND THE MARGIN OF KLINE AVENUE
THENCE NORTH 25DEG 26MIN 37SEC WEST 290.54' TO AN IRON PIN;

THENCE NORTH 32DEG 25MIN 56SEC EAST 11.63 ' TO AN IRON PIN;

THENCE NORTH 64DEG 16MIN 06SEC EAST 37.54' TO AN IRON PIN;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 924.93' AND A LENGTH OF 110.34' TO AN IRON PIN;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 924.93' AND A LENGTH OF 8.33' TO AN IRON PIN;

THENCE NORTH 71DEG 37MIN 10SEC EAST 150.37' TO AN IRON PIN;

THENCE SOUTH 25DEG 26MIN 37SEC EAST 69.72' TO AN IRON PIN;

THENCE SOUTH 64DEG 14MIN 51SEC WEST 157.50' TO AN IRON PIN;

THENCE SOUTH 25DEG 26MIN 37SEC EAST 200.00' TO AN IRON PIN;

THENCE SOUTH 64DEG 14MIN 51SEC WEST 157.50' TO THE POINT OF BEGINNING.

Legal Description derived from the survey by Phillip E. Holmes, Jr., Tenn. RLS No. 1728, with Volunteer Land Surveying Services, dated May 31, 2017, Job No. 02164.

Being the same property conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from CARL A. GARDNER, TRUSTEE OF THE CARL A. GARDNER GST-EXEMPT POWER OF APPOINTMENT TRUST AND JAMES T. REDD, of record as Instrument No. 20111013-0079882, dated October 13, 2011, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 118-08-0-145.00 and 119-05-0-418.00.

2. Matters shown on the Plan of record in Plat Book 161, pages 14 and 15, said Register's Office.

3. Permanent Drainage Easement as set out in the Warranty Deed of record in Book 8352, page 661, said Register's Office.

4. Dedication of Easement of record as Instrument No. 20021230-0161854, said Register's Office.

5. Easement(s) retained in an alley/street clsing filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee as Ordinance No. O87-84.

6. All matters shown on the plat of survey by Phillip E. Holmes, Jr., Tenn. RLS No. 1728, with Volunteer Land Surveying Services, dated May 31, 2017, Job No. 02164.

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

