This Instrument Was Prepared By:
Judith E. Beasley, Esq.
3810 Bedford Avenue, Suite 300
Nashville, TN 37215

Davidson County DEEDWARRSP
Recvd: 08/01/17 14:20 6 pgs
Fees:33.00 Taxes:14245.00
20170801-0078126

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Bandywood Boys, LLC 4312-A LEALAND LANE NASHVILLE, TN 37204	Bandywood Boys, LLC 4312-A LEALAND LANE NASHVILLE, TN 37204	Map: 117-14-0 Parcel: 124.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, 2225 BANDYWOOD DRIVE PARTNERSHIP, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to BANDYWOOD BOYS, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 2225 Bandywood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it (except for those matters set forth on Exhibit B), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2017.

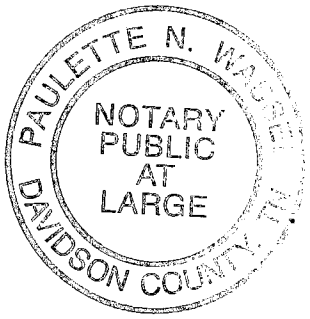
2225 BANDYWOOD DRIVE PARTNERSHIP

By: _____
James A. Webb, III, General Partner

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 James A. Webb, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a general partner of 2225 Bandywood Drive Partnership, the within named bargainor, a general partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at office, this 1st day of August, 2017.



Paulette N Ward
Notary Public
My commission expires: 5/5/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,850,000.

Affiant

Subscribed and sworn to before me this _____ day of August, 2017.

Notary Public
My Commission Expires: _____

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 James A. Webb, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a general partner of 2225 Bandywood Drive Partnership, the within named bargainor, a general partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at office, this _____ day of August, 2017.

_____
Notary Public
My commission expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,850,000.

_____
Affiant

Subscribed and sworn to before me this 1st day of August, 2017.

_____
Notary Public
My Commission Expires: March 3, 2020

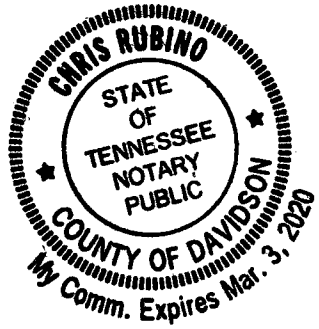


EXHIBIT A

PROPERTY DESCRIPTION

Land located in the Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 43 of the Map of Part 2, Geo. Water's Subdivision, as of record in Plat Book 1130, Page 68, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Bandywood Drive, 50 feet in width, at a corner common with Lot 44 of the Map of Part 2, Geo. Water's Subdivision, also being the property of Mary Sanders Gaston, Trustee, as of record in Instrument Number 20040108-0003196, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Bandywood Drive, South 88 deg. 00 min. 00 sec. East,

60.00 feet to an existing iron rod, at a corner common with Lot 42 of the Map of Part 2, Geo. Water's Subdivision, also being the property of Doreen W. Whalley, as of record in Instrument Number 20021112-0139978, at the Register's Office for Davidson County, Tennessee; Thence leaving the southerly right-of-way line of Bandywood Drive, with the westerly property line of said Lot 42, South 02 deg. 22 min. 02 sec. West, 200.00 feet to an existing iron rod, at a corner common with the property of HG. Hill Realty, Co., as of record in Deed Book 1360, Page 298, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of HG. Hill Realty. Co., North 88 deg. 00 min. 00 sec. West, 60.00 feet to an existing iron rod, at a corner common with the property of Mary Sanders Gaston, Trustee;

Thence with the easterly property line of Mary Sanders Gaston, Trustee, North 02 deg. 22 min. 02 sec. East, 200.00 feet to the Point of Beginning. Containing 12,000 square feet or 0.276 acres more or less.

Being the same property conveyed to 2225 Bandywood Drive Partnership, a Tennessee General Partnership, by Special Warranty Deed of record in Instrument No. 200803280031452, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any mineral or mineral rights leased, granted or retained by prior owners.

2. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

3. All matters shown on plat of record in Book 1130, Page 68, in the Register's Office of Davidson County, Tennessee.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

5. Rights of tenants under leases assigned to Grantee.

True Copy Certification

I, Jay H. Smith, 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, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

