BILL GARRETT, Davidson County
Trans:T20170067499 DEEDWARRSP
Recvd: 08/04/17 12:43 5 pgs
Fees:28.00 Taxes:7622.00
20170804-0079953

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
107 Kenner GP 209 29th Avenue North, Suite 150 Nashville, TN 37203	Same	11603009300

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SDR REALTY COMPANY, a Tennessee general partnership (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto 107 KENNER GP, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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

(Remainder of page intentionally left blank; signature page follows.)

WITNESS our hands this 4th day of August, 2017.

GRANTOR:

SDR REALTY COMPANY
A Tennessee general partnership

By: _____

Print Name: Baird Dixon

Its: Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Mark E Morrison, a Notary Public of said State and County, Baird Dixon, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Partner of SDR REALTY COMPANY, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal, at Office in Nashville, Tennessee, this 4th day of August 2017.

_____
Notary Public
My Commission expires: _____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $2,060,000.00.

Affiant

Subscribed and sworn to before me this 4th day of August 2017.

Notary Public
My Commission Expires

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A
Property Description

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the Kenner Avenue and Ridgefield Drive intersection and being a portion of Lot 79 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract as recorded in Plat Book 421, Page 100, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 1" iron pipe monument in the southerly right-of-way of Kenner Avenue, said monument also being the northeasterly corner common to Lot 80 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract as recorded in Plat Book 421, Page 100, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 80 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract and continuing along with the southerly right-of-way of Kenner Avenue, S 35°48'00" E a distance of 93.50' to a new iron pin monument, said monument being the northwesterly corner of Lot 78 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract as recorded in Plat Book 421, Page 100, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Kenner Avenue and continuing along with the northerly property line of Lot 78 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, S 54°12'00" W a distance of 200.38' to a new iron pin monument, said monument being a point in the easterly line of Lot 1 of Woodmont Centre Subdivision as recorded in Plat Book 6900, Page 802, in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly property line of Lot 78 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract and continuing along with the easterly line of Lot 1 of Woodmont Centre Subdivision, N 35°48'00" W a distance of 93.50' to an existing 5/8" iron pin monument, said monument being the southwesterly corner common to Lot 80 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract;

Thence leaving said easterly line of Lot 1 of Woodmont Centre Subdivision and continuing along with the southerly line of Lot 80 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, N 54°12'00" E a distance of 200.38' to an existing 1" iron pipe monument in the southerly right-of-way of Kenner Avenue, which is the point of beginning, having an area of 18,736 square feet, 0.43 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 31, 2017.

Being the same property conveyed to SDR Realty Company, a Tennessee general partnership, by Warranty Deed from Kenner Associates, a Tennessee general partnership, of record in Book 11650, page 360, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2017, a lien not yet due and payable.

2. All matters shown on Survey of record in Plat Book 420, page 100, Register's Office for Davidson County, Tennessee.