Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 03409016000 03409003600 03409003500 03409003300 03409016700	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

SPECIAL WARRANTY DEED

TRANSACTION NUMBER 16-11-003

FOR AND IN CONSIDERATION of the sum of FIVE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($5,500,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JG TENNESSEE REALTY, L.P., a Tennessee limited partnership** ("Grantor"), does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor does covenant with 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 unencumbered, except as set forth on Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY PRIOR USE OF THE PROPERTY OR THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

This is improved property located at 1500, 1504, 1514, 1520 Gallatin Pike and 121 West Monticello Avenue, Nashville, Davidson County, Tennessee 37115.

BILL GARRETT, Davidson County
Trans:T20170072355 DEEDWARR
Recvd: 08/21/17 14:21 5 pgs
Fees:27.00 Taxes:0.00
20170821-0085657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $5,500,000.00. State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 21st day of August 2017.

JEFFREY M. GROSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

My Commission expires:_____

[SIGNATURE PAGE FOLLOWS]

WITNESS, this 18th day of August 2017, to be effective the 18th day of August 2017.

JG TENNESSEE REALTY, L.P., a Tennessee limited partnership

BY: _____
Michael J. Avellar, Vice President of General Partner

STATE OF TEXAS)
COUNTY OF BEXAR)

On this the 18th day of August 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MICHAEL J. AVELLAR** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Vice President of General Partner respectively of JG Tennessee Realty, L.P., a Tennessee limited partnership, the within named bargainor, a partnership, and that he as such Vice President of General Partner, being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Vice President of General Partner.

Witness my hand and official seal on this the 18th day of August 2017.

_____
Notary Public

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2018

Commission Expires: 6-20-2018

Exhibit A
Transaction Number 16-11-003
Property

TRACT 1 (1500 Gallatin Pike North – 03409016000):
Lot 1, Alto Loma Subdivision, Re-subdivision of Part of Lot 3, Madison, Tennessee, according to the Plat of record in Book 4060, Page 184, Register's Office of Davidson County.

Being the same property conveyed to JG Tennessee Realty, L.P., a Tennessee limited partnership, by Quitclaim Deed from Ironwood Partners, Ltd., a Texas limited partnership, of record in Instrument No. 20150428-0037736, dated March 16, 2015 and recorded March 28, 2015, Register's Office for Davidson County, Tennessee.

TRACT 2 (1504 Gallatin Pike North – 03409003600):
Lot 2, Alto Loma Subdivision, Re-subdivision of Part of Lot 3, Madison, Tennessee, according to the Plat of record in Book 4060, Page 184, Register's Office of Davidson County.

Being the same property conveyed to JG Tennessee Realty, L.P., a Tennessee limited partnership, by Quitclaim Deed from Ironwood Partners, Ltd., a Texas limited partnership, of record in Instrument No. 20150428-0037744, dated March 16, 2015 and recorded March 28, 2015, Register's Office for Davidson County, Tennessee.

TRACT 3 (1514 Gallatin Pike North – 03409003500):
Lot 1, Rivergate Mobile Home Park Re-Subdivision, Madison, Tennessee, according to the Plat of record in Book 6250, Page 922, Register's Office of Davidson County.

Being the same property conveyed to JG Tennessee Realty, L.P., a Tennessee limited partnership, by Quitclaim Deed from Ironwood Partners, Ltd., a Texas limited partnership, of record in Instrument No. 20150428-0037742, dated March 16, 2015 and recorded March 28, 2015, Register's Office for Davidson County, Tennessee.

TRACT 4 (1520 Gallatin Pike North – 03409003300):
Lot 4 and Part of Lot 5, Alta Loma Subdivision, Madison, Tennessee, according to the Plat of record in Book 421, Page 44, Register's Office of Davidson County.

Being the same property conveyed to JG Tennessee Realty, L.P., a Tennessee limited partnership, by Quitclaim Deed from Ironwood Partners, Ltd., a Texas limited partnership, of record in Instrument No. 20150428-0037748, dated March 16, 2015 and recorded March 28, 2015, Register's Office for Davidson County, Tennessee.

TRACT 5 (121 West Monticello Avenue – 03409016700):
Lot 2, Rivergate Mobile Home Park Re-subdivision, Madison, Tennessee, according to the Plate of record in Book 6250, Page 922, Register's Office of Davidson County.

Being the same property conveyed to JG Tennessee Realty, L.P., a Tennessee limited partnership, by Quitclaim Deed from Ironwood Partners, Ltd., a Texas limited partnership, of record in Instrument No. 20150428-0037730, dated March 16, 2015 and recorded March 28, 2015, Register's Office for Davidson County, Tennessee.

Exhibit B
Transaction Number 16-11-003
Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Charter right of way of CSX Railroad.
3. Sanitary sewer easements of record in Deed Book 3371, Page 10, Deed Book 3373, Page 162 and Deed Book 8010, Page 508, Register's Office for Davidson County, Tennessee.
4. Overhang easement, public utility and drainage easements and utility anchor easements of record in Plat Book 6250, Page 922, Register's Office for Davidson County, Tennessee.
5. Public utility and drainage easements and minimum building setbacks of record in Plat Book 4060, Page 184, Register's Office for Davidson County, Tennessee.
6. Subject to all matters shown on the Plan of record in Plat Book 421, Page 44, Plat Book 6250, Page 922, and Plat Book 4060, Page 184, Register's Office for Davidson County, Tennessee.
7. Subject to easement of record in Book 4489, Page 283, Register's Office for Davidson County, Tennessee.
8. Subject property is currently made up of five (5) tax parcels. The Metropolitan Planning Commission may require a subdivision plat to consolidate parcels and abandon old lot lines.
9. Plat Book 4060, Page 184 and Plat Book 6250, Page 922 disagree on right-of-way dimensions and dedication for West Monticello Avenue.
10. Subject to possible right of Louisville & Nashville Railroad to increase its right-of-way to the full extent of its charter.

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212