Bill Garrett Davidson County
Batch# 1002 DEEDWARRSP
09/14/2017 04:02:14 PM 5 pgs
Fees: $28.00 Taxes: $4,162.50
20170914-0094227

This instrument was prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
150 4th Ave. North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
River Partners II, LLC Attn: Roger Brown 5111 Maryland Way Suite 201 Brentwood, TN 37027	Same	093-12-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TCI REAL ESTATE, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **RIVER PARTNERS II, LLC**, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land known as 309 Driftwood Street, Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto.

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of September, 2017.

GRANTOR:

TCI REAL ESTATE, LLC, a Georgia limited liability company

By: _____
Name: John Caston
Title: Manager

STATE OF Georgia
COUNTY OF Fulton

Before me, David A Weissmann a notary public of the state and county aforementioned, personally appeared John Caston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Manager of TCI Real Estate, LLC, a Georgia limited liability company, the within named bargainor, and that he/she, as such Manager, being authorized so to do, has executed the foregoing instrument for the purpose therein contained, by personally signing her/his name as Manager.

Witness my hand, at office, this 12 day of September, 2017.

_____
Notary Public

My Commission Expires: _____

DAVID A. WEISSMANN NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES MARCH 27, 2021

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $1,125,000.00.

Affiant

Subscribed and sworn to before me this the 12 day of September, 2017.

Notary Public

My Commission Expires:

DAVID WEISSMANN NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES MARCH 27, 2021

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee being parts of Lots Nos. 4, 5 & 6 on the Map of Overton-Oxmoor Plan of record in Book 21, page 96, Register's Office for Davidson County, Tennessee, described according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, December 8, 1960, as Revised December 19, 1960, as follows:

BEGINNING at an iron pin in the northerly margin of a 50 foot proposed street, in the southern boundary line of the property conveyed to Mid-State Steel and Roofing, Inc., by deed from Mid-Tenn Company, Inc. of record in Book 2096, page 593, said Register's Office, said point being also North 79° 17' West 62.6 feet West of the centerline of Driftwood Street; thence with said Mid-State Steel and Roofing Company's southern boundary and the northern boundary line of said proposed street North 79° 17' West 354.4 feet to an iron pin in the easterly right-of-way line of the property conveyed to State of Tennessee by deed from Mid-Tenn Company, Inc., of record in Book 3030, page 185, said Register's Office; thence with said right-of-way South 6° 50' East 198.8 feet, South 54° 59' East 53.7 feet, South 5° 21' East 67.7 feet to an iron pin 8 feet North of the centerline of a spur track; thence with a slight curve 8 feet from the centerline of said spur track in a northeasterly direction 380 feet to the beginning.

Together with an easement for a roadway 50 feet wide, running with the northerly part of the eastern boundary line of the above described tract of land, eastwardly over and across the remaining property owned by Mid-Tenn Company, Inc., to the westerly margin of Driftwood Street.

Included in the above description, but specifically excluded from this conveyance, is an easement for a right-of-way for a proposed 50 foot street along the northerly part of the above described premises, as shown by said survey of Turner Engineering Co, Inc., Revised.

Being the same property conveyed to TCI Real Estate, LLC by Deed of record as Instrument No. 20061117-0143307 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 093-12-0-008.00, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 21, page 96, said Register's Office.

3. Sewer Easement of record in Book 2297, page 133, said Register's Office.

4. Ingress/Egress Easement of record in Book 3030, page 185, said Register's Office.

5. Subject to Easement for Nashville Electric Service of record in Book 8792, page 519, said Register's Office.

6. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

7. All matters shown on the plat of survey by Timothy Mark Donlon, Tenn. RLS No. 2297, with Donlon Land Surveying, LLC, dated August 15, 2017, last revised September 12, 2017, and designated as Job No. 217114.