This Instrument Prepared By:
SHERRARD ROE VOIGT HARBISON, PLC (JHR)
150 Third Avenue South, Suite 1100
Nashville TN 37201

Bill Garrett Davidson County
Batch# 18236 DEEDWARRSP
10/25/2017 03:33:11 PM 5 pgs
Fees: $28.00 Taxes: $103,600.00
20171025-0109622

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To	Map & Parcel No.:
ECG PARKVIEW, L.P. 118 16th Avenue South, Suite 200 Nashville, Tennessee 37203	Same	092-15-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, West End Properties, LLC, a Tennessee limited liability company, ("Grantor"), has bargained and sold, and does hereby transfer and convey unto ECG Parkview, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"):

This is improved property whose address is 210 25th Avenue North, Nashville, Tennessee 37203, in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit "B"), but not further or otherwise.

This conveyance is made and accepted subject to all matters (the "Permitted Encumbrances") set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof).

All real and personal property taxes and assessments on the Property for the year 2017 have been prorated as of the effective date hereof, and by acceptance of this Special Warranty Deed,

Grantee assumes payment of all such taxes and assessments for the year 2017 and subsequent years.

IN WITNESS WHEREOF, the Grantor has executed this deed by its duly authorized officer, to be effective as of the 24 day of October, 2017.

WEST END PROPERTIES, LLC, a Tennessee limited liability company

By: Terrie A Carlton
TERRIE A. CARLTON, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Terrie A. Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Chief Manager of WEST END PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor and who further acknowledged that she executed the within instrument as such Chief Manager of West End Properties, LLC on its behalf for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of October, 2017.

Notary Public

My Commission Expires: 9/7/2021



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $28,000,000.00.

AFFIANT

Sworn to and subscribed before me this 24th day of October, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Parkview Towers, of record in Plat Book 4715, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WEST END PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from WOODMONT CENTRE, INC., A DELAWARE CORPORATION, of record in Book 9128, page 187, dated October 22, 1993, said Register's Office. Title is now vested in WEST END PROPERTIES, LLC pursuant to Articles of Conversion of record in Book 9842, page 922, said Register's Office.

TOGETHER WITH the beneficial rights as set out in the Access Easement Agreement of record as Instrument No. 20120619-0053506, said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 092-15-0-045.00.

2. Rights of parties in possession, as tenants only, under any and all unrecorded leases.

3. Matters shown on the Plan of record in Plat Book 4715, page 92, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Book 5310, page 194, said Register's Office.

5. Access Easement Agreement of record as Instrument No. 20120619-0053506, said Register's Office.

6. Easements with respect to the Construction and Maintenance of Existing or Future Utilities within that portion of Alley No. 923, closed by Council Bill No. 73-746.

7. All matters shown on the plat of survey by R. Scott Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, dated August 16, 2017, last revised August 25, 2017, and designated as Job No. 17130.