Bill Garrett Davidson County
Batch# 25649 DEEDWARRSP
11/15/2017 08:15:30 AM 7 pgs
Fees: $38.00 Taxes: $5,167.05
20171115-0117186

FROM: Bellevue Redevelopment Associates, LP, a Delaware limited partnership

TO: One Harmony, LLC, a Tennessee limited liability company

New Owner's Address:
One Harmony, LLC
733 Cedar Crest Drive
Nashville, Tennessee 37209
Attention: Mr. Amit Patel

Send Tax Bills To: Same

Tax Parcel No. **12800019700**
~~(part~~ **of 12800019000)**

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Alexander Ricks PLLC
4601 Park Road, Suite 580
Charlotte, NC 28209
Attention: Jon Goldberg

Property Address: Highway 70S and
Sawyer Brown Road

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,396,500.00.

Affiant:

ONE HARMONY, LLC

By: _____
Name: Amit M Patel
Title: President

Subscribed and sworn to before me, this the 9 day of Nov., 2017.

_____
Notary Public
My Comm. Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

IN CONSIDERATION OF Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BELLEVUE REDEVELOPMENT ASSOCIATES, LP,** a Delaware limited partnership

("**Grantor**"), does hereby sell, transfer and convey unto **ONE HARMONY, LLC**, a Tennessee limited liability company ("**Grantee**"), certain real property located in the City of Nashville, Davidson County, Tennessee, more particularly described on EXHIBIT A attached hereto and made a part hereof for all purposes, together with all and singular Grantor's right, title, interest, claim, and demand in and to the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "**Property**"), subject to all matters of record or visible on the ground as of the date hereof, together with the restrictive covenants set forth on Exhibit B attached hereto and made a part hereof.

Reference for prior title is made to deed recorded in instrument number 20160105-0000932 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, to Grantee and Grantee's successors, legal representatives and assigns forever.

Grantor covenants that, except as to all matters of record or visible on the ground as of the date hereof, Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under Grantor, but not otherwise.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this conveyance as of the 13 day of November ~~October~~, 2017.

GRANTOR:

BELLEVUE REDEVELOPMENT ASSOCIATES, LP, a Delaware limited partnership

By: Branch Retail GP, LLC, a Georgia limited liability company, its general partner

By: _____
Name: Terry M Hampel
Title: Authorized Signatory

STATE OF Georgia)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry M Hampel, 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 Authorized Signatory of Branch Retail GP, LLC, a Georgia limited liability company, the general partner of Bellevue Redevelopment Associates, LP, a Delaware limited partnership, the within named bargainor, and that Terry M Hampel as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory of Branch Retail GP, LLC, the general partner of Bellevue Redevelopment Associates, LP, a Delaware limited partnership.

Witness my hand and seal, at office in Atlanta, Georgia, this the 25th day of October, 2017.

Michelle P Nunnally
NOTARY PUBLIC

My Commission Expires: October 24, 2021

MICHELLE P NUNNALLY
NOTARY PUBLIC
DOUGLAS COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 24, 2021

00768-015/00087234-1

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL OF THAT PARCEL OF LAND SHOWN AS LOT 3 ON THAT CERTAIN PLAT TITLED "RESUBDIVISION OF LOTS 1, 3 AND 4 ONE BELLEVUE PLACE" OF RECORD AS DOCUMENT NUMBER 201707240074739 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE PROPERTY CONVEYED TO BELLEVUE REDEVELOPMENT ASSOCIATES, LP, BY DEED FROM BELLEVUE DEVELOPMENT, LLC, OF RECORD IN INSTRUMENT NO. 20160105-0000932, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

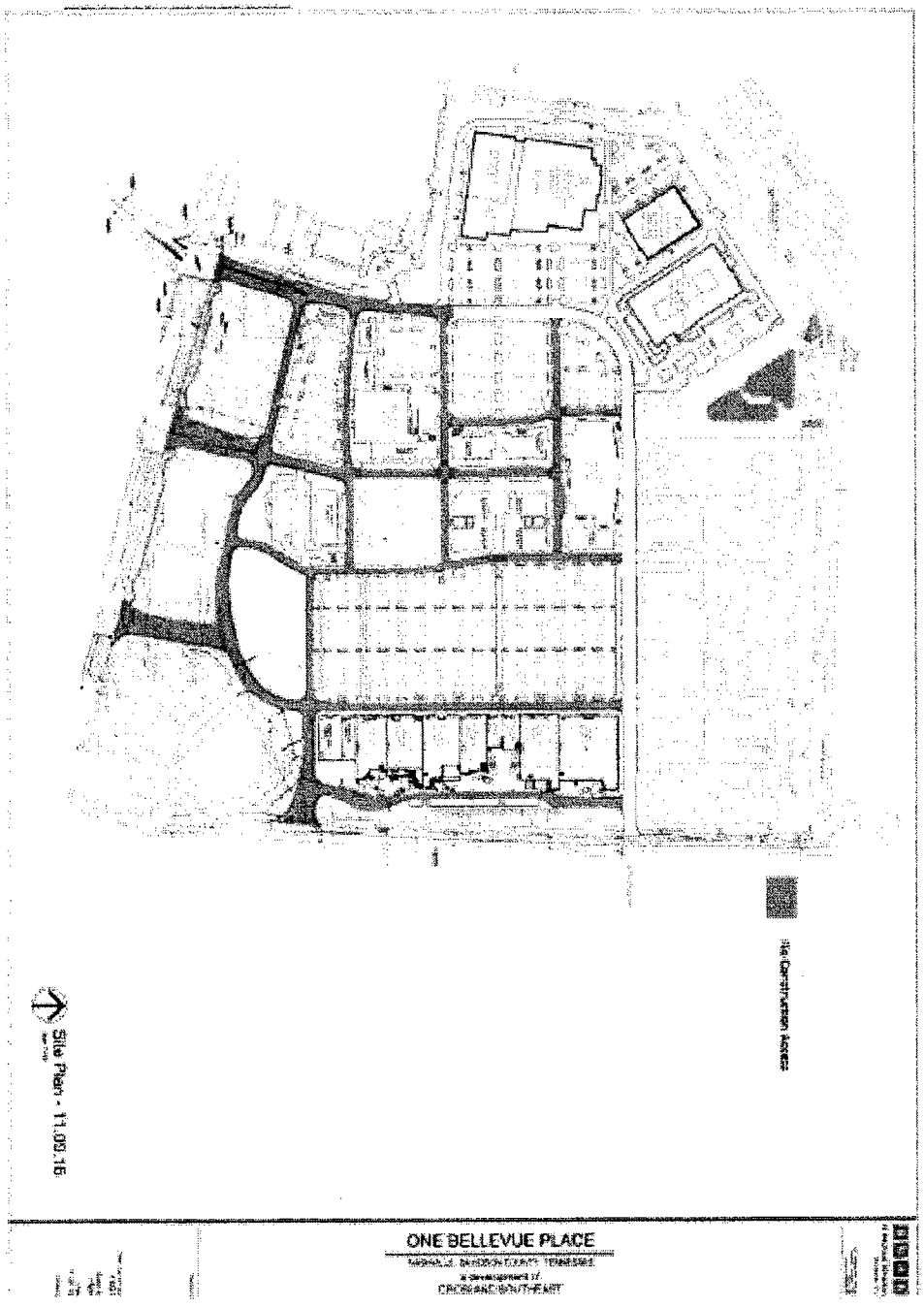
Restrictive Covenants

1. No portion of the Property shall be used for a store whose primary purpose is the sale of cosmetics, such as, but not limited to, a Sephora or Beauty Brands.

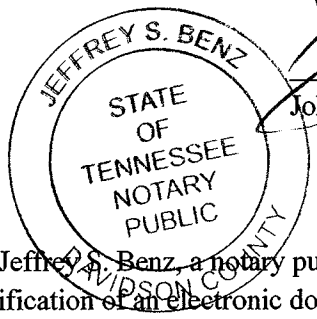
2. During the course of any construction on the Property, (x) no construction vehicles shall be allowed to use the driveways shaded gray on Exhibit "B-1" attached hereto, and (y) all construction-related traffic shall access the development from Sawyer Brown Road; provided that Grantee's construction access from the Property to Sawyer Brown Road and from Sawyer Brown Road to U.S. Highway 70S (also known as Tennessee State Route 1) is open to and accessible by Grantee's construction personnel, vehicles and equipment.

EXHIBIT B-1

Restrictive Covenants



I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019