Bill Garrett Davidson County
Batch# 29049 DEEDWARRSP
11/22/2017 10:38:14 AM 4 pgs
Fees: $23.00 Taxes: $5,050.50
20171122-0119963

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
McKenzie Laird, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,365,000.00.

Affiant

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

Notary Public
My Commission Expires: 5-26-20

CAROLE M. MAXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Nashville WEHO Properties LLC c/o Thompson Burton, PLLC 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	New Owner	105 07 0 178.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **1300 Martin, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Nashville WEHO Properties LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **1300 Martin Street, Nashville, TN 37203**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 21st day of November, 2017.

1300 Martin, LLC,
a Tennessee limited liability company

By: _____
W. McClain Towery
Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, **W. McClain Towery**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **President** of **1300 Martin, LLC**, a Tennessee limited liability company and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of November, 2017.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the North 73 feet of Lots No. 15, 16, and 17 of Block 4, as appears on the plat of Block 4, 12, and part of Block 11, of the Hamilton Lands, as appears of record in Plan 2, Page 150, of the Chancery Court, Nashville, Tennessee, as follows:

Said property begins at a point 100 feet North of the Southwest corner of Block 4 and runs in a Northerly direction 73 feet fronting on and parallel to Martin Street and extends back between parallel lines to a distance of 150 feet.

Being the same property conveyed to 1300 Martin, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20160719-0074083, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON LANDS, as recorded in Plan Book 2, Page 150, in the Chancery Court, Nashville, Tennessee, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).