| ADDRESS NEW OWNER: | MAP/PARCEL | SEND TAX BILLS TO: |
|---|---|---|
| 123 North 43rd Street<br>Nashville, TN 37209 | See Exhibit C | Same as New Owner |

Bill Garrett
Batch# 33902
12/05/2017 04:03:52 PM
Fees: $28.00 Taxes: $8,140.00
Davidson County
DEEDWARRSP
5 pgs
20171205-0124188

instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HONEYWOOD LIMITED, INC.**, a Gibraltar corporation (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **SKYLIGHT LAND, L.P.**, a Missouri limited partnership (the "***Grantee***"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 210 Bellmore Avenue, 203, 205 and 207 Oceola Avenue, Nashville, Davidson County, Tennessee 37209.

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.

Skylight Land, L.P. by Honeywood Limited, Inc.

Affiant

Subscribed and sworn to before me this 1st day of December, 2017.

THERESA HOSTETLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Theresa Hostetler

Notary Public
My Commission Expires: 10-7-2019

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed this 1st day of December, 2017.

**GRANTOR**:

**HONEYWOOD LIMITED, INC.,**
a Gibraltar corporation

By: _____
Name: Gregory Ramos
Title: Authorized Representative

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Gregory Ramos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Honeywood Limited, Inc., the within named bargainor, a Gibraltar corporation, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of December, 2017.

Theresa Hostetler
Notary Public

My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2018

**Exhibit A**
**Legal Description**

Tract I

Being that certain land in Davidson County, Tennessee, being Lots Numbered 1, 2 and 3 on the Plan of Bellmore, of record in Book 6250, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete reference.

Being the same property conveyed to Honeywood Limited, Inc. by Warranty Deed of Record at Book 9204, Page 827, said Register's Office.

Tract II

Being that certain land in Davidson County, Tennessee, being Lot Number 7 on the Plan of CC. Vernon's Farm, as shown by plat of record in Plat Book 161, Page 164, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete reference.

Being the same property conveyed to Honeywood Limited, Inc. by Warranty Deed of Record at Instrument Number 20070330-0038319, said Register's Office.

**Exhibit B**
**Permitted Encumbrances**

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements, as reflected on that ALTA/NSPS Land Title Survey prepared by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc., dated November 20, 2017.

3. Rights and claims of parties in possession.

4. Real Estate taxes, stand-by fees, and assessments (general and special) required to be paid in the year 2018 and subsequent years.

5. Matters shown on the Plan of record in Book 161, Page 164, and in Book 6250, Page 15, said Register's Office.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for Bellmore of record in Book 6302, Page 281, amended in Book 6339, Page 553, said Register's Office.

**Exhibit C**
**Map and Parcel Identification Numbers**

- 103-020-0A-025.00-CO
- 103-020-0A-024.00-CO
- 103-020-0A-023.00-CO
- 103-020-0A-022.00-CO
- 103-020-0A-021.00-CO
- 103-020-0A-020.00-CO
- 103-020-0A-019.00-CO
- 103-020-0A-018.00-CO
- 103-020-0A-017.00-CO
- 103-020-0A-016.00-CO
- 103-020-0A-015.00-CO
- 103-020-0A-014.00-CO
- 103-020-0A-013.00-CO
- 103-020-0A-012.00-CO
- 103-020-0A-011.00-CO
- 103-020-0A-010.00-CO
- 103-020-0A-009.00-CO
- 103-020-0A-008.00-CO
- 103-020-0A-007.00-CO
- 103-020-0A-006.00-CO
- 103-020-0A-005.00-CO
- 103-020-0A-004.00-CO
- 103-020-0A-003.00-CO
- 103-020-0A-002.00-CO
- 103-020-0A-001.00-CO