This Instrument Was Prepared By:
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Butler Snow LLP
150 3rd Avenue South Suite 1600
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 36600 DEEDWARRSP
12/13/2017 09:31:30 AM 5 pgs
Fees: $28.00 Taxes: $49,672.50
20171213-0126899

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
217 Third Owners LLC 315 Deaderick Street, Suite 1750 Nashville, TN 37238	New Owner	Map: 93-023 Parcel: 154.00

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 considerations, the receipt of which is hereby acknowledged, NCB GARAGE PARTNERS, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to 217 THIRD OWNERS LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 217 3rd Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2017.

NCB GARAGE PARTNERS, a Tennessee General Partnership

By: Ridgefield Properties, its Managing General Partner

By: Kermit C. Stengel Co., its Managing General Partner

By: _____
Marc K. Stengel, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc K. Stengel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Kermit C. Stengel Co., the managing general partner of Ridgefield Properties, which is the managing general partner of NCB GARAGE PARTNERS, the within named bargainor, a partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of Kermit C. Stengel Co., the managing general partner of Ridgefield Properties, the managing general partner of NCB Garage Partners.

WITNESS my hand and official seal at office, this 12th day of December, 2017.

Notary Public
My commission expires: March 3 2020

JACK F. KING JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MARCH 3, 2020 COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,425,000.

Affiant

Subscribed and sworn to before me this 12th day of December, 2017.

Notary Public
My Commission Expires: March 3 2020

JACK F. KING JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MARCH 3, 2020 COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Third Avenue North and Bank Alley, being a part of Lot No. 40 on the Plan of the Original Town of Nashville, not of record, being more particularly described as follows:

Beginning at the point of intersection of the Northerly right-of-way line of Bank Alley and the Westerly right-of-way line of Third Avenue North;

Thence, with said Northerly right-of-way line S 62° 19' 46" W, 175.47 feet to the point of intersection with the Easterly right-of-way line of Printers Alley;

Thence, leaving said right-of-way line, N 27° 09' 41" W, 115.37 feet to a point;

Thence, leaving said right-of-way line, N 62° 17' 57" E, 174.38 feet to a point in the westerly right-of-way line of Third Avenue North;

Thence, with said right-of-way line S 27° 42' 11" E, 115.46 feet to the point of beginning.

Containing 20,190 square feet or 0.46 acres, more or less.

Being the same property conveyed to NCB Garage Partners, a Tennessee general partnership, by deed from Union Street Plaza Garage, LLC, a Tennessee limited liability company, of record as Instrument No. 201212260119017, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Terms and provisions of Restrictive Covenants running with the lands of the Metropolitan Development and Housing Agency in the Capital Mall Redevelopment project of record in Book 7423, page 374; as amended in Book 8421, page 587; amended in Book 9208, page 613; amended in Instrument No. 200206260076795; and amended in Instrument No. 200501240008719, amended in Instrument No. 201309030092714 and amended in Instrument No. 201309030092715 in the Register's Office for Davidson County, Tennessee.

2. Terms and provisions of Easement Agreements of record in Book 9264, page 1 and Book 9264, page 9, said Register's Office.

3. Authorization for Installing Luminaire or Banner Arm(s) on side of property of record in Book 9627, page 212, said Register's Office.

4. Rights and benefits of the owner of Tax Parcel 151, referred to as an encroachment in Deed of record in Book 9263, page 989, said Register's Office.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by James M. Overfelt, RLS No. 1634, Barge Waggoner Sumner & Cannon, Inc. on December 11, 2017, designated File No. 35417-02:

   Smoke stack in the westernmost corner of the Land.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

