Bill Garrett Davidson County
Batch# 45115 DEEDWARR
01/05/2018 04:04:19 PM 4 pgs
Fees: $23.00 Taxes: $18,500.00
20180105-0001943

This instrument prepared by:

Alan McNabb
SunTrust Bank
303 Peachtree St., NE, 9th Floor
Mail Code: GA-ATL-0643
Atlanta, Georgia 30308

Return Recorded Document to:

Old Republic Title Co.
201 Fourth Ave. North, Ste. 150
Nashville, TN 37219
Attn: Brandy Gomaz

Name and Address Of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers:
1715 West End Partners 798 Old Hickory Blvd. Brentwood, TN 37027 Attn: Ardavan Afrakteh	1715 West End Partners 798 Old Hickory Blvd. Brentwood, TN 37027 Attn: Ardavan Afrakteh	09216017600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **SUNTRUST BANK**, a Georgia banking corporation ("**Grantor**"), does hereby bargain, sell, transfer and convey unto **1715 WEST END PARTNERS**, a Tennessee general partnership ("**Grantee**"), the parcel or parcels of real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A**, including without limitation, all rights, easements and privileges appurtenant to said real estate, all buildings, structures, fixtures and other improvements (excluding without limitation the automated teller machine and any trade fixtures, security equipment, lighting, or signage used by Seller in connection with its business operations at the Property) located on said real estate, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real estate (collectively, the "**Property**"):

This conveyance is made subject to (i) the lien of real estate taxes for 2018, which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property (collectively, the "**Permitted Exceptions**").

This is improved property is known as 1715 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the same, together with all appurtenances, estate, title and interest belonging to Grantee, its heirs, successors and assigns, forever.

Grantor covenants that it has full power and lawful authority to sell and convey the Property and it will warrant and defend the title against the lawful claims of all persons claiming the same by, through or under Grantee (except for the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the ____ day of January, 2018.

SUNTRUST BANK, a Georgia banking corporation

By: _____
Print Name: Brandon W. Elam
Title: Vice President

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Brandon Elam, to me known (or proved to me on the basis of satisfactory evidence) to be the Vice President of SunTrust Bank, a Georgia banking corporation, the within named Grantor, who acknowledged that he/she executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

WITNESS my hand at office this 4th day of January, 2018.

_____
Notary Public

My Commission Expires: Nov. 9, 2019

CHANTELL BARNETT
Notary Public - State of Georgia
Fulton County
My Commission Expires Nov 9, 2019

STATE OF Tennessee
COUNTY OF Williamson

I, Adavan Afrakhte, as Managing Partner of **1715 WEST END PARTNERS**, a Tennessee general partnership, the herein Grantee, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $5,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. In addition, I acknowledge and agree that the Property shall be subject to the foregoing restrictions and covenants.

Subscribed and sworn to before me this ____ day of ~~January, 2018.~~

Notary Public

My Commission Expires: 10-2-

GREGORY S. PERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

1715 WEST END PARTNERS, a Tennessee general partnership

By:
Print Name: Adavan Afrakhte
Title: Managing Partner

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee being Lot 2 on the Resubdivision of Lot 137 Boyd Home Tract of record in Book 11190, Page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SunTrust Bank by deed from National Retail Properties, Inc. of record as Instrument No. 20170320-0026705, Register's Office for Davidson County, Tennessee.