Bill Garrett Davidson County
Batch# 45129 DEEDWARRSP
01/05/2018 04:18:30 PM 6 pgs
Fees: $33.00 Taxes: $10,175.00
20180105-0001967

34005

Prepared by:
Dickinson Wright PLLC
Attn: Darrell L. West
424 Church Street, Suite 800
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transaction is $2,750,000.00.

Affiant

Subscribed and sworn to this 5th day of January, 2018.

Notary Public

My Commission Expires 7-8-19

DEIRDRIU COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
John T. Rochford 2200 Abbott Martin Rd, Suite 201 Nashville, TN 37215-2528	New Owner	07107023200, 07107023300, 07107023400, 07111008100, 07107024400, 07108027100, 07108027000

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN and 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DENNIS E. WOOD, a married person** ("**Grantor**"), has bargained and sold, and by these presents does hereby transfer and convey unto **JOHN T. ROCHFORD, a married person** ("**Grantee**"), his heirs and assigns, certain tracts or parcels of land located in Nashville, Davidson County, Tennessee, and being more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

This is improved property known as 1801, 1711 and 1707 Meridian Street, 0 and 315 Edith Avenue, and 1808 and 1810 Lischey Avenue, Nashville, Tennessee, 37207.

To have and to hold the said tracts or parcels of land together with all improvements, appurtenances, estate, title, and interest thereto belonging, to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on **Exhibit B** and the representations and limitations as expressly provided for herein.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the

lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The subject property is not, nor has it ever been, the marital residence of Grantor.

IN WITNESS HEREOF, the undersigned has caused this instrument to be executed, this 5th day of January, 2018.

GRANTOR:

DENNIS E. WOOD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Dennis E. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 5th day of January, 2018.

Notary Public

My Commission Expires: 7-8-19

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NASHVILLE 38586-1 621390v1

Exhibit "A"

BEING A TRACT OF LAND IN THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 232, 233, 234, AND 244 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 71-7, AND PARCELS 270 AND 271 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 71-8, AND PARCEL 81 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 71-11. BEING BOUNDED ON THE WEST BY RIGHT-OF-WAY (R/W) OF MERIDIAN STREET (44' PUBLIC R/W), ON THE NORTH BY RIGHT-OF-WAY (R/W) OF ALLEY #1086 (12' UNIMPROVED PUBLIC R/W), ON THE EAST BY RIGHT-OF-WAY (R/W) OF LISCHEY AVENUE (50' PUBLIC R/W), AND ON THE SOUTH BY THE RIGHT-OF-WAY (R/W) OF EDITH AVENUE (50' PUBLIC R/W) AND THE FOLLOWING LIST OF PROPERTIES ALL OF WHICH ARE RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.), THE THOMAS R. AND BRENDA G. FISHER PROPERTY OF RECORD IN DEED BOOK 8725, PAGE 346, THE FRANCIS EARLENE JOHNSON PROPERTY OF RECORD IN INSTRUMENT #2006117-0142674, THE DOUGLAS E. AND LAURA R. BETTY PROPERTY OF RECORD IN INSTRUMENT #20070328-0036722, THE WILLIAM F. PIPER AND BURNEASE P. KILGO PROPERTY OF RECORD IN INSTRUMENT #20001106-0110064, THE KAREN AND JAMES GAFFORD PROPERTY OF RECORD IN INSTRUMENT #20090320-0025150, THE KARLA N. SWAFFORD PROPERTY OF RECORD IN INSTRUMENT #20130410-0035535, THE MYRTLE PARTNERS LLC PROPERTY OF RECORD IN INSTRUMENT #20131108-0116237, THE FED DEVELOPMENT, LLC PROPERTY OF RECORD IN INSTRUMENT #20141022-0097564 AND INSTRUMENT #20140806-0070872, THE SHELBY STREET PARTNERS, GP OF RECORD IN INSTRUMENT #20141002-0091095, AND THE MARY ANN SCALES PROPERTY OF RECORD IN DEED BOOK 9693, PAGE 642 SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO SURVEY MADE BY RAGAN-SMITH-ASSOCIATES, INC., RLS TENN NO: 2588 DATED FEBRUARY 21, 2017:

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE EASTERLY R/W OF MERIDIAN STREET AND THE SOUTHERLY R/W OF ALLEY #1086 BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 681,831.11 AND AN EASTING OF 1,742,522.56 (NAD83); THENCE LEAVING THE SAID MERIDIAN STREET SOUTH 85 DEGREES 13 MINUTES 53 SECONDS EAST, 839.97 FEET TO A 5/8" IRON ROD (OLD); THENCE SOUTH 85 DEGREES 13 MINUTES 53 SECONDS EAST 459.90 FEET TO AN IRON ROD (NEW) IN THE WESTERLY R/W OF LISCHEY AVENUE; THENCE LEAVING THE SAID ALLEY SOUTH 08 DEGREES 54 MINUTES 21 SECONDS WEST 199.29 FEET TO AN IRON ROD (NEW) BEING THE NORTHEAST CORNER OF THE SAID SCALES PROPERTY; THENCE LEAVING LISCHEY AVENUE NORTH 85 DEGREES 20 MINUTES 08 SECONDS WEST, 465.07 FEET TO A 5/8" IRON ROD (OLD) IN THE EASTERLY LINE OF THE SAID SHELBY STREET PARTNERS PROPERTY; THENCE LEAVING THE SCALES PROPERTY NORTH 10 DEGREES 17 MINUTES 33 SECONDS EAST, 9.68 FEET TO A ½" IRON ROD (OLD); THENCE NORTH 84 DEGREES 33 MINUTES 13 SECONDS WEST, 197.53 FEET TO A ½" IRON ROD (OLD) BEING THE NORTHWEST CORNER OF THE SAID FED DEVELOPMENT PROPERTY; THENCE SOUTH 09 DEGREES 17 MINUTES 04 SECONDS WEST, 173.40 FEET TO AN IRON ROD (NEW); THENCE NORTH 83 DEGREES 37 MINUTES 22 SECONDS WEST, 100.00 FEET TO A ½" IRON ROD (OLD); THENCE SOUTH 09 DEGREES 27 MINUTES 57 SECONDS WEST, 189.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF EDITH AVENUE; THENCE WITH EDITH AVENUE NORTH 83 DEGREES 34 MINUTES 39 SECONDS WEST, 54.94 FEET TO AN IRON ROD (NEW) BEING THE SOUTHEAST CORNER OF THE SAID MYRTLE PARTNERS PROPERTY; THENCE LEAVING EDITH AVENUE NORTH 08 DEGREES 21 MINUTES 36 SECONDS EAST

152.41 FEET TO AN IRON ROD (NEW); THENCE NORTH 83 DEGREES 40 MINUTES 33 SECONDS WEST, PASSING A ½" IRON ROD (OLD) AT 57.90 FEET, FOR A TOTAL DISTANCE OF 146.08 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE SAID PIPER AND KILGO PROPERTY; THENCE NORTH 08 DEGREES 03 MINUTES 53 SECONDS EAST 28.38 FEET TO AN IRON ROD (NEW); THENCE NORTH 84 DEGREES 42 MINUTES 10 SECONDS WEST, 65.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF THE SAID BETTY PROPERTY; THENCE NORTH 84 DEGREES 38 MINUTES 24 SECONDS WEST, 91.35 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE SAID FISHER PROPERTY; THENCE NORTH 05 DEGREES 16 MINUTES 06 SECONDS EAST, 27.00 FEET TO AN IRON ROD (NEW); THENCE NORTH 84 DEGREES 43 MINUTES 54 SECONDS WEST, 160.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY R/W OF MERIDIAN STREET; THENCE WITH MERIDIAN STREET NORTH 06 DEGREES 51 MINUTES 54 SECONDS EAST, 331.26 FEET TO THE POINT OF BEGINNING.
CONTAINING 367,540 SQUARE FEET OR 8.44 ACRES, MORE OR LESS.

TOGETHER WITH a 16 foot easement along the westerly line of the remaining property of Nancy J. Clinard, for the purposes of ingress and egress from and to Edith Street, and for the installation, use, and maintenance of all utility lines, services, facilities and equipment, including but not exclusively water, sanitary sewer and storm drainage, electrical, gas, telephone and cable television, the said easements being more particularly described as follows:

A part of the westerly 100 feet of the easterly 300 feet of Lots Nos. 2 and 3 on the Map of the Subdivision of Lot No. 6 on the William White Heirs Property, as of record in Book 332, page 78, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Edith Street, said point being the southwesterly corner of property deeded to Nancy Clinard, of record in Book 5772, page 695, Register's Office for Davidson County, Tennessee; thence with said property line, North 7 degrees 38' East 188.60 feet to a point; thence South 85 degrees 30 ' East 16 feet to a point; thence South 7 degrees 38' West 188.60 feet to a point in the northerly margin of Edith Street; thence along said margin North 85 degrees 30' West 16 feet to the point of beginning.

Being the same property conveyed to Dennis E. Wood by Deed dated March 7, 1984 from Gilbert C. Wright and wife, Nannie J. Wright, of record in Book 6244, page 672, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dennis E. Wood and wife, Gail C. Wood by deed dated November 13, 1981 from Nancy J. Clinard and husband, Ernest C. Clinard of record in Book 5820, page 467, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 7, 1985, of record in Book 6766, page 684, Register's Office for Davidson County, Tennessee, Gail C. Wood, unmarried conveyed her interest in subject property to Dennis E. Wood. Also being the same property conveyed to Dennis E. Wood by deed dated January 17, 1989 from Nannie J. Temple Wright, unmarried of record in Book 8460, page 882, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 332, page 78, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1, pages 115 and 123, Chancery Court at Nashville, Tennessee.
4. Permanent Easement of record in Book 7726, page 793, Register's Office for Davidson County, Tennessee.
5. 16 foot ingress and egress easement as described in Deed of record in Book 5820, page 467 and Quitclaim Deed of record in Book 6768, page 684, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

