Bill Garrett Davidson County
Batch# 51811 DEEDWARRSP
01/26/2018 09:36:42 AM 4 pgs
Fees: $23.00 Taxes: $5,069.00
20180126-0008272

SPECIAL WARRANTY DEED

TO: CJ Church Street Partners, LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Berry Hill Square, LLC,
a Tennessee limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
CJ Church Street Partners, LLC 421 Church Street Nashville, TN 37219	Same	Map 92-12, Parcel 394

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,370,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of January, 2018.

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Notary Public

My Commission Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Berry Hill Square, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **CJ Church Street Partners, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1917 Church Street, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 25th day of January, 2018.

SELLER:

Berry Hill Square, LLC,
a Tennessee limited liability company

By:_____
George N. Spiva, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Chief Manager of Berry Hill Square, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee this 25th day of January, 2018.

Traci Sellers
Notary Public

My Commission Expires:

TRACI SELLERS NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, Tennessee 37072, dated February 21, 2001, bearing Job No. 01-02-17, prepared by Rocky L. Montoya, RLS No. 697, as follows:

BEGINNING at an iron rod (old) on the southerly margin of Church Street, said point being the northeasterly most corner of the herein described parcel; thence, leaving said margin South 37° 30' 00" East, 174.00 feet to an iron rod (old), said point falling on the northerly margin of a 20 foot alley, and also being the southeasterly most corner of the herein described parcel; thence, along said alley South 52° 30' 00" West, 100.10 feet to an iron rod (old), said point being the southwesterly most corner of the herein described parcel; thence, leaving said alley North 37° 30' 00" West, 174.00 feet, to an iron rod (old) on the southerly margin of Church Street, said point being the northwesterly most corner of the herein described parcel; thence, along said margin North 52° 30' 00" East, 100.01 feet to the point of beginning, containing 17,417.40 feet and/or 0.40 acres, more or less.

Being the same property conveyed to BERRY HILL SQUARE, LLC by deed from KERMIT C. STENGEL, JR. of record in Instrument No. 20010228-0018548, dated February 27, 2001, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and future taxes, a lien, not yet due and payable.

2. Assignment of Leases of record as Instrument No. 20010228-0018550, said Register's Office.