Bill Garrett Davidson County
Batch# 54687 DEEDWARRSP
02/02/2018 03:19:30 PM 6 pgs
Fees: $33.00 Taxes: $25,900.00
20180202-0011024

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Tax Parcel No.:
Nelson Mullins Riley & Scarborough, LLP Attn: Laurence M. Papel 150 Fourth Avenue, North Suite 1100 Nashville, TN 37219	Park Center 801 12th Avenue South Nashville, TN 37203-4703	082 14 0 055.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 2nd day of February, 2018, by and between **TBA INVESTMENTS, LLC**, a Tennessee limited liability company (hereinafter referred to as "***Grantor***"), and **PARK CENTER,** a Tennessee not-for-profit corporation (hereinafter referred to as "***Grantee***").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described improved real property situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real property described in **Exhibit A** attached hereto and incorporated herein by this reference (the "***Property***").

The Real Estate being the same Property conveyed to Grantor by deed of record as Instrument No. 20110426-0031837, in the Register's Office for Davidson County, Tennessee (the "***Register's Office***").

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit B** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[***Signature page follows.***]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

TBA INVESTMENTS, LLC, a Tennessee limited liability company

By: _____

Name: Carl T. Haley, Jr.

Title: Chief Executive Officer

STATE of TENNESSEE)
) ss:
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Carl T. Haley, Jr., Chief Executive Officer of the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that in his capacity as Chief Executive Officer of Grantor, he is authorized to executed the within instrument on behalf of Grantor for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 31st day of January, 2018.

_____
Notary Public

My Commission Expires:

5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Seven Million and No/100 Dollars ($7,000,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Quinn
Affiant

Subscribed and sworn to before me this 31ST day of January, 2018.

Barbara Kimmins
Notary Public

My Commission Expires:

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG 20, 2019

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, also being part of Lot No. 12 on the Plan of the First Subdivision of the John Shelby Estate, as of record in Plan Book 1, Pages 10 and I I, Chancery Court at Nashville, and being more particularly described according to an ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, dated April 6, 2011, as follows:

BEGINNING at an iron rod set at the intersection of the southerly right-of-way line of Oldham Street and the westerly right-of-way line of North First Street; thence, leaving the southerly right-of-way line of Oldham Street with the westerly right-of-way line of North First Street, South 07° 34' 36" East, 351.35 feet to an iron rod set on the northerly right-of-way line of C.S.X. Transportation Railroad, said iron rod being 50 feet North of the center line of the Southbound track; thence, leaving the westerly right-of-way line of North First Street with the northerly and easterly right-of-way line of C.S.X. Transportation Railroad, South 62° 07' 40" West, 252.00 feet to an iron rod set; thence, along a curve to the right with an arc length of 455.83 feet, the radius of which is 390.20 feet, the central angle of which is 66° 55' 57", the chord of which is North 72° 01' 49" West, 430.35 feet to an iron rod set at a comer common with Hetzel Family Partners, as of record in Book 8864, Page 345, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of C.S.X. Transportation Railroad with the southerly and easterly property line of Hetzel Family Partners, North 64° 16' 06" East, 362.64 feet to an iron rod set; thence, North 03° 00' 58" East, 250.00 feet to an iron rod set on the southerly right-of-way line of Oldham Street; thence, with the southerly 184,767 square feet or 4.241 acres, more or less.

Being the same property conveyed to TBA Investments, LLC, by Warranty Deed of record at Instrument No. 20110426-0031837, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2018 and succeeding years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Book 1, Pages 10 and 11 in the Register's Office for Davidson County, Tennessee.

3. Rights of C.S.X. Transportation Railroad to expand its right of way to its full charter width.

4. 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 R. Scott Cherry, Registered Land Surveyor No. 1512, Cherry Land Surveying, Inc., on June 7, 2011, last revised November 28 2011, designated Job No. 11035:

   - Property is within a Flood Hazard Area
   - 9 inch storm sewer line crossing the southerly portion of the Property

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:

