Bill Garrett Davidson County
Batch# 62156 DEEDWARR
02/23/2018 03:09:30 PM 5 pgs
Fees: $28.00 Taxes: $8,325.00
20180223-0017504

OWNER/RESPONSIBLE TAXPAYER:
Meridian Nashville AL/ALZ RE, L.P.
3811 Turtle Creek Blvd., Ste 1060
Dallas, TX 75219
Tax I.D. No. 172-00-0-009.00

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 170273 (JHH)

WARRANTY DEED

THIS INDENTURE made as of the 22 day of February, 2018, between THOROUGHBRED LANE INVESTMENT, LLC, a Tennessee limited liability company, First Party, and MERIDIAN NASHVILLE AL/ALZ RE, L.P., a Texas limited partnership, Second Party:

W I T N E S S E T H

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

BEING a tract of land lying in the 4th Civil District of Davidson County, Tennessee, and within the corporate limits of the City of Nashville, Tennessee, and bounded on the south by the northern right-of-way of Cloverland Drive (ROW width varies); bounded on the west by the right-of-way of Sterling Oaks Cove and by Open Space and Lots 1 - 6 of Sterling Oaks, Phase 1, as recorded in Plat Book 8250, page 998, in the Davidson County Register's Office; bounded on the north by Gail Johnson and Joe D. Puckett as recorded as Instrument No. 20020123-0009093, in the Davidson County Register's Office; and bounded on the east by the western right-of-way of Edmondson Pike (ROW width varies), and being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "VOLUNTEER" cap lying on the northwest ROW intersection of said Edmondson Pike and said Cloverland Drive; thence along said northern ROW of Cloverland Drive with the following: South 55 deg. 05 min. 40 sec. West, 26.67 feet to a found iron rod with "VOLUNTEER" cap; thence North 83 deg. 08 min. 18 sec. West, 613.85 feet to a found iron rod with "VOLUNTEER" cap; thence North 84 deg. 06 min. 52 sec. West, 233.91 feet to a found iron rod with "VOLUNTEER" cap; thence along the common line of said Open Space and Lots 1 - 6 and ROW of Sterling Oaks Cove, North 07 deg. 01 min. 50 sec. East, 708.97 feet to a found iron rod with "VOLUNTEER" cap; thence along the common line of said Johnson and Puckett, South 85 deg. 36 min. 11 sec. East, 851.43 feet to a found iron rod with

"VOLUNTEER" cap; thence along said western ROW of Edmondson Pike with the following: South 06 deg. 51 min. 53 sec. West, 68.85 feet to a set iron rod with cap; thence South 06 deg. 09 min. 55 sec. West, 306.57 feet to a found iron rod with "VOLUNTEER" cap; thence South 05 deg. 01 min. 42 sec. West, 348.62 feet to the point of BEGINNING, containing 620,361 square feet or 14.24 acres.

The foregoing description was prepared from the survey of L. Brandon Lambert, RLS No. 2828, dated April 6, 2017. The Surveyor's address is 1935 21st Avenue South, Nashville, TN 37212.

BEING the same property conveyed to Thoroughbred Lane Investment, LLC, by deed from C.T. Lane recorded as Instrument No. 20060411-0041534, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth on Exhibit "A" attached and 2018 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

Thoroughbred Lane Investment, LLC

By: Jim D Walker

Title: Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, ~~Williamson, TN~~ James O. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of THOROUGHBRED LANE INVESTMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, 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 official seal at office this 22 day of February, 2018.

Notary Public

My Commission Expires: February 4, 2020

KACEY L. KUHNS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 4, 2020

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $2,250,000.00.

Affiant

Subscribed and sworn to before me this 22 day of February, 2018.

Notary Public

My Commission Expires: February 4, 2020

KACEY L. KUHNS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 4, 2020

EXHIBIT "A"

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7573, page 241, in the Davidson County Register's Office, and as shown on the survey of L. Brandon Lambert, RLS No. 2828, dated April 6, 2017 (the "Survey").

2. Rights of upper and lower riparian owners in and to the use of and the continued uninterrupted flow of a creek flowing through subject property.

3. Right-of-way along the western property line described as an avenue in Deed Book 5257, page 282, in the Davidson County Register's Office, and as shown on the Survey.

4. Permanent Drainage Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20060315-0030022, in the Davidson County Register's Office, and as shown on the Survey.

5. Private cemetery located on the property as set out in the deed recorded as Instrument No. 20060411-0041534, in the Davidson County Register's Office, and on the Survey, together with interment rights therein and the right of ingress and egress thereto.

True Copy Certification

I, Suzette Byrd., 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.

Suzette Byrd,
Signature

State of Tennessee
County of Knox

Personally appeared before me, Kimberly D. Walker Carmosino, a notary public for this county and state, Suzette Byrd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly D. Walker Carmosino
Notary's Signature

My Commission Expires: 7/1/18
Notary' Seal (if on paper)

