Bill Garrett Davidson County
Batch# 64976 DEEDWARRSP
03/05/2018 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20180305-0020338

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #30426-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Shaar Forero Properties, Inc. 4313 Belle Mina Lane Franklin, TN 37064-8018	Same	02614005100

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 1 day of March, 2018 by and between BEST ONE NASHVILLE REALTY PARTNERSHIP, a Tennessee general partnership (hereinafter referred to as "Grantor"), and SHAAR FORERO PROPERTIES, INC., a Tennessee corporation (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 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 real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit (the "Real Estate"):

LAND in Davidson County, Tennessee, lying in the 2nd Civil District located on the East side of Two Mile Pike described as follows:

BEGINNING at a railroad spike set at the back of a concrete sidewalk on the East right of way of Two Mile Pike, said being located spike South 19 degrees 14 minutes 33 seconds East, 200.00 feet from the intersection of the East right of way of Two Mile Pike and the South right of way of Wade Circle; Thence, leaving said East right of way of Two Mile Pike, North 70 degrees 54 minutes 22 seconds East a distance of 182.67 fee to an iron pin found; Thence, South 18 degrees 41 minutes 18 seconds East a distance of 129.00 feet to an iron pin found; Thence, South 74 degrees 26 minutes 20 seconds West a distance of 181.80 feet to an iron pin found on the East right of way of Two Mile Pike; Thence, with the East right of way of Two Mile Pike, North 19 degrees 14 minutes 33 seconds West a distance of 117.79 feet to the POINT OF BEGINNING, containing 0.52 acres more or less.

BEING all of the same property conveyed to Best One Nashville Realty Partnership, a Tennessee general partnership by Warranty Deed dated August 21, 2003 from Tire Distribution Systems, Inc., a Delaware corporation, of record in Instrument No. 20030908-0130799, Register's Office for Davidson County, Tennessee.

TOGETHER WITH an easement for access and utility purposes, as described in a document entitled Grant of Easement recorded in Book 6357, Page 747, Register's Office for Davidson County, Tennessee, and amended by instrument, of record as Instrument No. 201803050020337, said Register's Office.

THIS is improved property known as 720 Rivergate Parkway, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said Real Estate 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 Real Estate; 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 A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend 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.

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

BEST ONE NASHVILLE REALTY PARTNERSHIP, a Tennessee general partnership

By: SWENTZEL LIMITED PARTNERSHIP, its General Partner

By: Paul Swentzel
Name: Paul J. Swentzel
Its: General Partner

STATE OF Ohio]
COUNTY OF Franklin]

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Paul J. Swentzel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Swentzel Limited Partnership ("SLP"), and who further acknowledged SLP to be the General Partner of BEST ONE NASHVILLE REALTY PARTNERSHIP, a Tennessee general partnership ("BONRP"), the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of BONRP the name of SLP by himself as such General Partner.

WITNESS my hand, at office, this 1 day of March, 2018.

Notary Public
My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

JONATHAN E. HELLSTED
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this 2 day of March, 2018.

Notary Public
My Commission Expires July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B
PERMITTED ENCUMBANCES

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 02614005100.

2. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

3. Easement to The Tennessee Electric Power Company, of record in Book 653, Page 56, Register's Office for Davidson County, Tennessee.

4. Easement to Tennessee Valley Authority, of record in Book 2485, Page 253, said Register's Office.

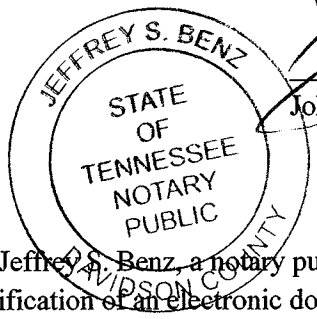
5. Agreement by and between V.F. Bradley and wife, Maie Bradley and Humble Oil & Refining Company, of record in Book 4376, Page 26, said Register's Office.

6. Easement as set out in the Deed, of record in Book 4376, Page 22, said Register's Office.

7. Building Setback Restriction as set out in the Deed, of record in Book 5831, Page 453 and Modification of Deed Restriction, of record in Book 6009, Page 775, said Register's Office. NOTE: Said Modification does not affect the setback restriction.

8. Terms and conditions of Grant of Easement, of record in Book 6357, Page 747, said Register's Office, and amended by instrument, of record as Instrument No. ——201803050020337——, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019