Bill Garrett Davidson County
Batch# 67944 DEEDWARRSP
03/12/2018 03:57:03 PM 4 pgs
Fees: $23.00 Taxes: $19,442.02
20180312-0023324

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

# SPECIAL WARRANTY DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NOS. |
|---|---|---|
| 3343 Perimeter Hill GP<br>500 Interstate Drive, Suite 400<br>Nashville, Tennessee 37210 | 3343 Perimeter Hill GP<br>500 Interstate Drive, Suite 400<br>Nashville, Tennessee 37210 | 134-14-0-039.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TENNESSEE REAL ESTATE INVESTMENTS, GP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **3343 PERIMETER HILL GP**, a Tennessee general partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 3343 Perimeter Hill Drive, Nashville, Davidson County, Tennessee.

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

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

**STATE OF TENNESSEE** )
**COUNTY OF ~~DAVIDSON~~ WILLIAMSON** )

The actual consideration or value, whichever is greater for this transfer is $5,254,600.00

Affiant

Subscribed and sworn to before me this the 8th day of March, 2018.

Notary Public

My Commission Expires: 5-25-20

CAROLE M. MAXSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 8th day of March, 2018.

**GRANTOR:**

**TENNESSEE REAL ESTATE INVESTMENTS, GP,**
a Tennessee general partnership

By: Mertech Development Corporation
Its: Managing Partner

By: _____
Name: Ronald M. Sohr
Its: Managing Partner

STATE OFTENNESSEE )
COUNTY OF ~~DAVIDSON~~ Williamson )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Ronald M. Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Mertech Development Corporation, which is the Managing Partner of Tennessee Real Estate Investments, GP, and is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand and seal at office this 8 day of March, 2018.

_____
Notary Public

My Commission Expires:

02/19/2020

DARCIE MARIE YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2020

**EXHIBIT "A"**

A tract of land located in Nashville, Davidson County, Tennessee on Perimeter HillDrive near Harding Place and Interstate 24 being Lot No. 10 on the Plat of Section 4A,South Perimeter Park, of record in Book 5200, page 799, Register's Office for DavidsonCounty, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Perimeter Hill Drive at thesoutheasterly corner of Lot 4 on the above mentioned Section 4A South Perimeter Parkand the southwesterly corner of the subject tract;

Thence north 06 degrees 00 minutes 00 seconds east 302.43 feet to an iron pin at thesouthwesterly corner of Lot 2;

Thence with the southerly line of Lot 2 and a portion of Lot 1 south 84 degrees 00minutes 00 seconds east, 516.00 feet to an iron pin at the northwesterly corner of Lot 9;

Thence south 06 degrees 00 minutes 00 seconds west 302.43 feet to the northerly right ofway of Perimeter Hill Drive;

Thence with said right of way north 84 degrees 00 minutes 00 seconds west, 516.00 feetto the point of beginning, and containing 3.5825 acres, more or less. The boundarysurvey from which this description was prepared was prepared by Charles B. Moseley,Jr., Registered Land Surveyor, Tennessee License No. 778, P.O. Box 1243, Brentwood,Tennessee 37024-1243.

Being a portion of the property conveyed to TENNESSEE REAL ESTATE INVESTMENTS,A TENNESSEE GENERAL PARTNERSHIP, by deed from TENNESSEE REALESTATE INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP, of recordas Instrument No. 20061023-0131414, dated October 20, 2006, said Register's Office.

**EXHIBIT "B"**

1. Taxes for the year 2018 and future years, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 5200, page 799, said Register's Office.

3. Declaration of Protective covenants for Perimeter Park of record in Book 5801, Page 38, Register's Office of Davidson County, Tennessee; as affected by Correction of Declaration of Protective Covenants for South Perimeter Park of record in Book 5920, Page 427, Register's Office of Davidson County, Tennessee; and Modification of Declaration of Protective Covenants for Perimeter Park of record in Book 6376, Page 88, Register's Office of Davidson County, Tennessee.

4. Perimeter Hill, Corp., Declaration of Restrictive Covenants of record in Book 6297, Page 371, Register's Office of Davidson County, Tennessee.