Document prepared by:
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Bill Garrett Davidson County
Batch# 70299 DEEDWARRSP
03/16/2018 03:43:47 PM 3 pgs
Fees: $18.00 Taxes: $14,615.00
20180316-0025222

ADDRESS NEW OWNER(s):
1701 West End Investment
Partners, LLC
4505 Harding Pike, Suite 81W
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
092-12-0-489.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this the 16th day of March, 2018 by and between Hudson Group, L.P., a Tennessee Limited Partnership, (hereinafter called "Grantor") and 1701 West End Investment Partners, LLC (hereinafter called the "Grantee").

WITNESSETH that for $1.00 (One Dollar) and other good and valuable consideration hereinafter expressed, the Grantor does hereby bargain, sell, and convey to the Grantee certain real property situated and being in the County of Davidson, State of Tennessee as follows:

A tract of land in Davidson County, Tennessee, being the eastern part of Lot 136 on the Plat of the Boyd's Home Place as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, and described according to a survey by Walter Davidson and Associates, dated April 12, 1989, as follows:

Beginning at an iron rod at the intersection of the south right-of-way line of West End Avenue (U.S. Highway 70), 90 feet wide, and the west right-of-way line of 17th Avenue South, along a bearing of South 32 degrees 00 minutes 00 seconds East a distance of 162.02 feet to an iron rod at the intersection of the west right-of-way line of 17th Avenue South and the north right-of-way line of Broadway (U.S. Highway 431), 58.78 feet wide; thence, with the north right-of- way line of Broadway along a bearing of South 40 degrees 27 minutes 44 seconds West, a distance of 103.80 feet to a point at the intersection of the north right-of-way line of Broadway and the common line with Ann Roesch Foutch as of record in Book 2601, page 348, Register's Office for Davidson County, Tennessee; thence, with said common line along a bearing of North 32 degrees 19 minutes 54 seconds West a distance of 192.64 feet to an iron rod on the south right-of-way line of West End Avenue; thence, with said right-of-way line North 57 degrees 37 minutes 25 seconds East a distance of 100.09 feet to the point of beginning, containing 17,658.85 square feet, more or less.

Being the same property conveyed to HUDSON GROUP, LP., A TENNESSEE LIMITED PARTNERSHIP, all right, title and interest of the Grantor in and to a 99.0% undivided interest from GEORGE W. HUDSPETH, of record in Book 11215, page 56, dated November 19, 1998, said Register's Office. Being the same property conveyed to HUDSON GROUP, L.P., A TENNESSEE LIMITED PARTNERSHIP, all right, title and interest of the Grantor in and to a 1.0% undivided tenant-in-common interest, by deed from HUDSON MANAGEMENT, INC., a Tennessee corporation, of record in Book 11220, page 255, dated November 19, 1998, said Register's Office.

Any reference to recorded instruments is reference to the Register's Office in said County.

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever, with appurtenances thereunto belonging.

Grantor covenants that it is seized and possessed of this land, and has a right to convey it, and Grantor warrants the title against all persons claiming under Grantor.

THE 16 DAY OF March, 2018.

Hudson Group, L.P., Grantor
A Tennessee Limited Partnership

George W Hudspeth pres. Date 3/16/18
George W. Hudspeth, President
Hudson Group, L.P.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared George W. Hudspeth, authorized agent of **Hudson Group, L.P.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the President of the within named bargainor, and that as such President being authorized to do so executed the within instrument for the purposes therein contained by subscribing thereto the name of said entity and by affixing thereto the official seal of entity (if any).

Witness my hand and seal at office in Nashville, Tennessee this 16 day of March, 2018.

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7-5-21

STATE OF Tennessee **COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$3,950,000.00**.

Campbell C. Steele, Authorized Representative
1701 West End Avenue Investment Partners, LLC

Subscribed and sworn to before me this 16 day of March, 2018.

Notary Public

My commission expires: 7-5-21
(Affix Seal)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY