Bill Garrett Davidson County
Batch# 71398 DEEDWARRSP
03/20/2018 03:29:35 PM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20180320-0026287

THIS INSTRUMENT WAS PREPARED BY: Jack W. Robinson, Jr. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2018. Notary Public My Commission Expires:

CONNIE CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Village 21 Investment Partners, LLC 9010 Overlook Boulevard Brentwood, Tennessee 37027-5242	SAME	104 – 8 – 146

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN CHAFFIN, ELIZABETH FOSTER MOODY (f/k/a Elizabeth Bowman Braden Foster), CATHERINE SANDERS BRADEN MORSE and GEOFFREY BRADEN**, collectively as to a one-half (1/2) undivided interest, and **ELIJAH SPANGLER BRUGH REYNOLDS, TRUSTEE of The Margaret Reynolds Roberts Living Trust, dated April 4, 1996,** as to the remaining one-half (1/2) undivided interest, (all together the "Grantors") have bargained and sold, and by these presents transfer and convey, unto **VILLAGE 21 INVESTMENT PARTNERS, LLC**, a Georgia limited

liability company ("Grantee"), its successors and assigns, certain tracts of land in Nashville, Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference.

Elijah Spangler Brugh Reynolds is the successor Trustee of the Margaret Reynolds Roberts Living Trust, as the original Trustee – Margaret Reynolds Roberts – is now deceased.

This conveyance is made subject to:

1. 2018 taxes, a lien therefor, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this Special Warranty Deed, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold Grantors harmless from liability therefor.

2. Street closing and any easement(s) retained in Ordinance (Bill) No. 71-82, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

3. Sewer easement conveyed to the City of Nashville, of record in Book 448, Page 512, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, requirement, conditions, obligations, agreements, and stipulations contained in the lease from Mrs. Mary B. Braden and Mrs. Margaret B. Reynolds to The American National Bank of Nashville, of record in Book 1687, Page 433, as modified and amended in Book 4775, Pages 750 and 757, and further assigned and assumed by Instrument No. 20150917-0094380, Register's Office for Davidson County, Tennessee, and as further amended by unrecorded Ground Lease Amendment dated January 24, 2017.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument No. 20160113-0003540, Register's Office for Davidson County, Tennessee.

6. All matters shown on the survey signed and dated August 24, 2015, by Robert M. Searson, TN Registered Surveyor No. 1666, Littlejohn.

7. Any roads, streets (including without limitation Wedgewood Avenue and 21st Avenue South), highways or alleys within the bounds of the subject property.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant with Grantee that they have not made, done, allowed or suffered any act, instrument or thing whereby said land will be charged or encumbered in any manner, except as provided herein. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons arising by, through or under Grantors, but no further or otherwise.

Said land is not the principal place of residence of Grantors, any spouse of a Grantor, or any minor children of a Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed this 19th day of March, 2018.

MARY ANN CHAFFIN

By: Geoffrey B. Braden, attorney-in-fact

ELIZABETH FOSTER MOODY

By: Geoffrey B. Braden, attorney-in-fact

CATHERINE SANDERS BRADEN MORSE

By: Geoffrey B. Braden, attorney-in-fact

GEOFFREY B. BRADEN

ELIJAH SPANGLER BRUGH REYNOLDS, TRUSTEE of The Margaret Reynolds Living Trust, dated April 4, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEOFFREY B. BRADEN, with whom I am personally acquainted (or who proved upon the basis of satisfactory evidence), and who executed the foregoing instrument on behalf of MARY ANN CHAFFIN, ELIZABETH FOSTER MOODY and CATHERINE SANDERS BRADEN MORSE, and who acknowledged that he executed the same as the free act and deed of the said MARY ANN CHAFFIN, ELIZABETH FOSTER MOODY and CATHERINE SANDERS BRADEN MORSE.

WITNESS my hand, at Nashville, Tennessee, on this 19th day of March, 2018.

Notary Public

My Commission Expires: 01/04/2021

JENNIFER A MUSTAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

602526.1

STATE OF TENNESSEE)

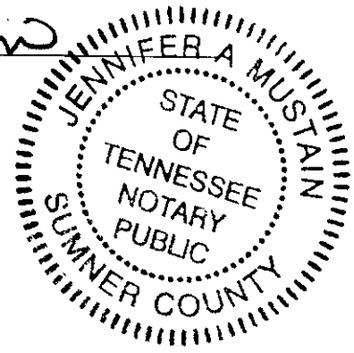
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEOFFREY B. BRADEN, with whom I am personally acquainted (or who proved upon the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, on this 19th day of March, 2018.

Jennifer A. Mustain
Notary Public

My Commission Expires: 01/04/2021



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIJAH SPANGLER BRUGH REYNOLDS, TRUSTEE, with whom I am personally acquainted (or who proved upon the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, on this 19th day of March, 2018.

Jennifer A. Mustain
Notary Public

My Commission Expires: 01/04/2021

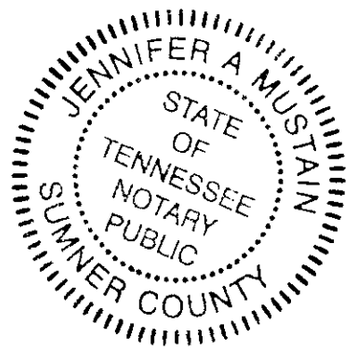


EXHIBIT A

Property Description

Being a portion of Lot 139 on the Revised Plan of Part of University Place, of record in Plat Book 332, Page 145, Register's Office for Davidson County, Tennessee, and a portion of the closed right-of-way or Blakemore Avenue, as closed by Bill No. 71-82, and being located in the 17th District of Davidson County, Tennessee, and being bounded on the north by the closed right-of-way of Blakemore Avenue, on the east by the western right-of-way of Alley No. 922 (a/k/a Alley No. 647½), on the south by the northern right-of-way of Wedgewood Avenue, and on the west by the eastern right-of-way of 21st Avenue South, with said land being more particularly described as follows:

POINT OF BEGINNING being an iron rod (new) at the northeastern intersection of the right-of-way of 21st Avenue South and Wedgewood Avenue; thence along said eastern right-of-way North 6° 30' 24" East 74.30 feet to an iron rod (new); thence with the common line of the First American Bank property South 82° 11' 8" East 150.00 feet to an iron rod (new); thence along said western right-of-way South 6° 30' 24" West 74.28 feet to an iron rod (new); then along said northern right-of-way North 82° 11' 32" West 150.00 feet to the point of beginning; and containing 11,141 square feet, or 0.26 acre, more or less, according to the survey signed and dated August 24, 2015, by Robert M. Searson, TN Registered Surveyor No. 1666, Littlejohn.

Being part of the same property conveyed to Mrs. Mary B. Braden and Mrs. Margaret B. Reynolds, as tenants in common, by deeds from E. S. Brugh, a widower, of record in Book 1225, Pages 602, as corrected by instrument of record in Book 1247, Page 222; and Book 1559, Page 621, Register's Office for Davidson County, Tennessee. And also being, in part, the same property acquired by Mrs. Mary B. Braden and Mrs. Margaret B. Reynolds, as tenants in common, as a result of the closing, vacating and abandonment of a portion of Blakemore Avenue, from the easterly margin of 21st Avenue South to the westerly margin of Alley No. 647½, by Bill No. 71-82, as described therein, which was adopted.

The said Mary B. Braden, a/k/a Mary Brugh Braden Thomas, died testate on December 25, 1996, and her Will is of record in Will Book 211, Page 653, Probate Court for Davidson County, Tennessee. Her interest in a portion of the property was conveyed by Geoffrey B. Braden and Mary Ann Chaffin, Co-Executors of the Estate of Mary B. Braden Thomas to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse and Margaret Spangler Braden Russell by deed of record as Instrument No. 20020205-0015973, Register's Office for Davidson County, Tennessee. The said Margaret Spangler Braden Russell, a/k/a Margaret Braden Russell, died testate on June 19, 2010, and her Will is of record in Docket Number P5760 in the Probate Court for Williamson County, Tennessee. John H. Russell III, Executor of the Estate of Margaret Braden Russell, conveyed her interest in said portion of the property to John H. Russell III by deed of record as Instrument No. 20120207-0011091, Register's Office for Davidson County, Tennessee. John H. Russell III conveyed his interest in said portion of the property to Catherine Sanders Braden Morse, Geoffrey B. Braden, Mary Ann

Chaffin and Elizabeth Foster Moody by deed of record as Instrument No. 20121001-0089296, Register's Office for Davidson County, Tennessee.

The remainder of Mary B. Braden's interest in said property (which was not conveyed by deed of record as Instrument No. 20020205-0015973, said Register's Office) was not administered as part of her probate estate, and therefore passed to Geoffrey B. Braden, Mary Ann Chaffin, Elizabeth Bowman Braden Foster, Catherine Sanders Braden Morse, and Margaret Spangler Braden Russell pursuant to the terms of her Will. Such portion of Margaret Spangler Braden Russell's interest in the property which was which was not administered as part of her probate estate passed to John H. Russell III pursuant to the terms of her Will. John H. Russell conveyed all of his interest in the entire property to Catherine Sanders Braden Morse, Geoffrey B. Braden, Mary Ann Chaffin and Elizabeth Foster Moody by deed of record as Instrument No. 20180307-0021488, Register's Office for Davidson County, Tennessee.

The said Margaret Reynolds Roberts (f/k/a Margaret B. Reynolds) conveyed her interest in a portion of the property to Margaret Reynolds Roberts, Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996, by deed of record as Instrument No. 20060717-0085993, Register's Office for Davidson County, Tennessee.

Margaret Reynolds Roberts (f/k/a Margaret B. Braden) died testate on February 20, 2017, and her estate is being administered in the Seventh Circuit for Davidson County, Tennessee – Probate Division (Case No. 17P- 771), and all real property owned by her at her death is to be administered as part of her probate estate. Her interest in the entire property was conveyed by Elijah Spangler Brugh Reynolds, as Executor of her estate, to Elijah Spangler Brugh Reynolds, Trustee of The Margaret Reynolds Roberts Living Trust, dated April 4, 1996, by deed of record as Instrument No. 20180307-0021666, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction which comes from the survey referenced above.