Bill Garrett Davidson County
Batch# 73484 DEEDWARRSP
03/26/2018 02:54:02 PM 5 pgs
Fees: $28.00 Taxes: $136,345.00
20180326-0028264

THIS INSTRUMENT PREPARED BY: Michael S. Peek, Esq. Bass, Berry & Sims PLC 150 Third Avenue South, Suite 2800 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $36,850,000.00. Christopher A. Bon Affiant Subscribed and sworn to before me, this 23rd day of March, 2018. Traci Sellers Notary Public My Commission Expires: NOTARY PUBLIC Traci Sellers My Commission Expires November 8, 2021 STATE OF TENNESSEE

Address New Owner As Follows:

1600 West End Avenue Partners, LLC

305 Church St, Suite 715

Huntsville AL 35801

Send Tax Bills To:

New Owner

Map-Parcel Number:

Map 92-12

Parcel 526

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, **West End Summit Development, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **1600 West End Avenue Partners, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with all of Grantor's right, title and interest in and to all improvements thereon and any after acquired title of said Grantor.

This conveyance is made subject to the exceptions described in Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"):

This is unimproved property known as: land located between 16th and 17th Avenues North on West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the above described Property, together with, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, estate, title and interest thereon or anywise appertaining thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey the Property, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[END OF TEXT; SIGNATURE OF GRANTOR APPEARS ON FOLLOWING PAGE.]

WITNESS the execution of this Special Warranty Deed as of the 26th day of March, 2018.

GRANTOR: WEST END SUMMIT DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____
Alex S. Palmer,
Chief Manager and Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex S. Palmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager and Sole Member of WEST END SUMMIT DEVELOPMENT, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute the within instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 26th day of March, 2018.

_____
Notary Public

My Commission Expires: November 8, 2021



EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of West End Summit of record in Instrument Number 20080702-0068641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to West End Summit Development, LLC, a Tennessee limited liability company by deed from Alex S. Palmer & Company of record as Instrument No. 20070521-0060721, in the Register's Office for Davidson County, Tennessee, dated May 18, 2007.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018, a lien, not yet due and payable.

2. All matters shown on the Plan of record as Instrument Number 20080702-0068641, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record in Instrument Number 20080411-0036787, Register's Office of Davidson County, Tennessee.

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