**SPECIAL WARRANTY DEED**

Bill Garrett Davidson County
Batch# 79448 **DEEDWARRSP**
04/10/2018 04:02:36 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00

20180410-0033882

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,500,000.00**.

Affiant

Subscribed and sworn to before me, this the 7 day of APRIL, 2018.

Notary Public

My Commission Expires: 2/17/

BRANCK FRAZIER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 02-17-2020

**THIS INSTRUMENT PREPARED BY**
Bone McAllester Norton PLLC, 511 Union St, Ste 1600, Nashville, TN 37219

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Interfaith Dental Clinic of Tennessee<br>1721 Patterson Street<br>Nashville, Tennessee 37203-2925 | P/O 106-06-0-100.00 | Same as New Owner |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALADDIN PARK PARTNERS,** a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **INTERFAITH DENTAL CLINIC OF TENNESSEE,** a Tennessee non-profit corporation (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property that is currently, municipally known as 600 Hill Avenue, Nashville, Tennessee 37210.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to the following limitations, restrictions and/or encumbrances (the "Permitted Exceptions"): [i] all real estate taxes and assessments for 2018 and future years, the liens for such future years yet due and payable; [ii] all matters of public record and Brownfield Consent Order dated February 16, 2007, issued by the Tennessee Department of Environment and Conservation; [iii] all governmental zoning rules and regulations applicable to the ownership and use of the Property; [iv] all matters that may be disclosed by an accurate survey and inspection of the Property; and [v] liens (including materialmen's, mechanics', and contractor liens and lien rights), claims, and conditions created

by or related to Grantee's or Grantee's agents' inspection of and work on the Property prior to the transfer consummated hereby.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

*[Signature pages follow]*

*[Signature pages to Special Warranty Deed]*

WITNESS this the 9 day of April 2018.

**GRANTOR:**

**ALADDIN PARK PARTNERS**

By: _____
Name: DAVID TAYLOR
Title: General Partner

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David F. Taylor, 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 a General Partner of Aladdin Park Partners, the within named bargainor, and that he is authorized to execute this instrument on behalf of Aladdin Park Partners.

WITNESS my hand and seal at office this 9th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/21

CHRIS RAYBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

EXHIBIT A
[Legal Description]

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Hill Avenue Condominiums, horizontal property regime established by Master Deed, of record in Instrument No 20180410-0033880, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being a portion of the same property conveyed to Aladdin Park Partners, a Tennessee general partnership, by deed of record as Instrument No. 20160418-0037421, said Register's Office.