Bill Garrett Davidson County
Batch# 85689 DEEDWARRSP
04/27/2018 11:34:43 AM 6 pgs
Fees: $33.00 Taxes: $9,990.00
20180427-0039849

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
ECG Oakwood, LP 118 16th Avenue South Suite 200 Nashville, Tennessee 37203	ECG Oakwood, LP 118 16th Avenue South Suite 200 Nashville, Tennessee 37203	Portion of 072-00-0-026.00 072-00-0-002.00 072-00-0-024.00 072-00-0-023.00 and 072-00-0-021.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Seven Hundred Thousand and No/100 Dollars ($2,700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of April, 2018.

Notary Public

My Commission Expires: February 21, 2021

KHAMKHOUN WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MAY 27, 2021

For and in consideration of the sum of Two Million Seven Hundred Thousand and No/100 Dollars ($2,700,000.00), the receipt and sufficiency of which are hereby acknowledged, Robert E. Johnson and Patricia A. Johnson, individual residents of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto ECG Oakwood, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, certain

tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 2034 Pittway Drive, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 24th day of April, 2018.

GRANTOR:

Robert E. Johnson

Patricia A. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christopher B. Fowler, a Notary Public of said County and State, **Robert E. Johnson and Patricia A. Johnson**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of April, 2018.

CHRISTOPHER B. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 2, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Resubdivision & Consolidation Plat, Oakwood Development, of record in Instrument No. 20180426-0039225 Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING AT A CONCRETE MONUMENT FOUND (ID: CUMBERLAND IRON NASHVILLE) IN THE EAST RIGHT OF WAY LINE OF OAKWOOD AVENUE, SAID MONUMENT BEING LOCATED N 07°11'46" E A DISTANCE OF 1207.72 FEET FROM THE CENTERLINE INTERSECTION OF SAID OAKWOOD AVENUE AND TRINITY LANE; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE ANTIOCH MISSIONARY BAPTIST PROPERTY, RECORDED IN DEED BOOK 8660, PAGE 769, AS FOLLOWS: N 06°03'23" E A DISTANCE OF 44.57 FEET TO A 1/2" IRON PIN FOUND (ID:THORNTON); THENCE S 83°24'37" E A DISTANCE OF 150.20 FEET TO A 1/2" IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 327.44 FEET, WITH A RADIUS OF 777.72 FEET, WITH A CHORD BEARING OF N 15°29'54" W, WITH A CHORD LENGTH OF 325.03 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 227.30 FEET, WITH A RADIUS OF 777.72 FEET, WITH A CHORD BEARING OF N 35°55'58" W, WITH A CHORD LENGTH OF 226.50 FEET TO A 1/2" IRON PIN SET; THENCE N 44°17'00" W A DISTANCE OF 58.74 FEET TO A 1/2" IRON PIN SET; THENCE N 43°19'43" W A DISTANCE OF 59.16 FEET TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 97.39 FEET, WITH A RADIUS OF 542.56 FEET, WITH A CHORD BEARING OF N 38°31'00" W, WITH A CHORD LENGTH OF 97.26 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 92.40 FEET, WITH A RADIUS OF 485.48 FEET, WITH A CHORD BEARING OF N 27°37'24" W, WITH A CHORD LENGTH OF 92.26 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 34.31 FEET, WITH A RADIUS OF 2183.85 FEET, WITH A CHORD BEARING OF N 19°37'48" W, WITH A CHORD LENGTH OF 34.31 FEET TO A 1/2" IRON PIN SET IN THE SOUTH LINE OF SHEPARDWOOD SUBDIVISION, RECORDED IN PLAT BOOK 6900, PAGE 753; THENCE WITH THE SAID SOUTH LINE OF SHEPARDWOOD SUBDIVISION, AS FOLLOWS: N 74°39'10" E A DISTANCE OF 858.49 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE S 82°03'53" E A DISTANCE OF 57.56 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE UPSIDE, LLC PROPERTY, RECORDED IN QC-20160502-0042972, AS FOLLOWS: S 06°04'38" W A DISTANCE OF 100.23 FEET TO A 1/2" IRON PIN SET; THENCE S 81°55'22" E A DISTANCE OF 192.48 FEET TO A CONCRETE MONUMENT FOUND IN THE WEST RIGHT OF WAY LINE OF ELLINGTON PARKWAY; THENCE WITH SAID WEST RIGHT OF WAY LINE OF ELLINGTON PARKWAY, AS FOLLOWS: S 09°53'03" W A DISTANCE OF 956.27 FEET TO A CONCRETE MONUMENT FOUND; THENCE S 08°51'34" E A DISTANCE OF 50.85 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE LEAVING SAID RIGHT OF WAY LINE ATLANTIC MINI STORAGE #7 PROPERTY, RECORDED IN QC 20060510-0054636 N 83°50'21" W A DISTANCE OF 129.00 FEET TO A 1/2" IRON PIN FOUND (ID: THORNTON); THENCE N 84°10'40" W A DISTANCE OF 12.77 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE N 05°40'40" E A DISTANCE OF 29.46 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE N 83°37'24" W A DISTANCE OF 15.05 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE S 05°58'49" W A DISTANCE OF 29.55 FEET TO A 1/2" IRON PIN SET; THENCE ACROSS THE PARENT TRACT N 83°59'11" W A DISTANCE OF 296.09 FEET TO A 1/2" IRON PIN SET IN

THE SAID ANTIOCH MISSIONARY BAPTIST PROPERTY; THENCE WITH SAID ANTIOCH MISSIONARY BAPTIST PROPERTY, AS FOLLOWS: N 06°00'49" E A DISTANCE OF 74.83 FEET TO A 1/2" IRON PIN FOUND (ID: THORNTON); THENCE N 83°24'37" W A DISTANCE OF 49.91 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 735,677 SQUARE FEET, 16.89 ACRES, MORE OR LESS.

Together with a thirty foot joint access and utility easement, as set forth in that joint access and utility easement agreement of even date herewith, to be recorded in the Register's Office for Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot 1, as shown on the map entitled Resubdivision & Consolidation Plat, Oakwood Development, of record in Instrument No. 20180426-0039225 Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, RESUBDIVISION & CONSOLIDATION PLAT, OAKWOOD DEVELOPMENT, THENCE WITH THE COMMON LOT LINES OF LOT 1 AND LOT 2 N 83°59'11" W A DISTANCE OF 15.08 FEET TO A POINT, SAID POINT BEGINNING THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE LEAVING SAID COMMON LOT LINES ACROSS SAID LOT 1, AS FOLLOWS: S 21°17'54" W A DISTANCE OF 2.87 FEET; THENCE S 20°12'05" W A DISTANCE OF 126.21 FEET; THENCE S 08°44'39" W A DISTANCE OF 49.00 FEET; THENCE S 17°50'13" W A DISTANCE OF 25.08 FEET TO A POINT IN THE RIGHT OF WAY LINE OF PITTWAY DRIVE; THENCE WITH SAID RIGHT OF WAY LINE OF PITTWAY DRIVE N 72°09'47" W A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE ACROSS SAID LOT 1, AS FOLLOWS: N 17°50'13" E A DISTANCE OF 22.70 FEET; THENCE N 08°44'39" E A DISTANCE OF 49.62 FEET; THENCE N 20°12'05" E A DISTANCE OF 124.49 FEET; THENCE S 83°59'11" E A DISTANCE OF 31.00 FEET; WHICH IS THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 6,000 SQUARE FEET, 0.14 ACRES.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT E. JOHNSON AND WIFE, PATRICIA A. JOHNSON BY WARRANTY DEED OF RECORD IN INSTRUMENTS NO. 20000214-0014364, 20000214-0014364, AND 2000307-0023207. ALSO BEING THE SAME PROPERTY CONVEYED TO ROBERT E. JOHNSON, A MARRIED INDIVIDUAL, BY WARRANTY DEED OF RECORD IN BOOK 11281, PAGE 340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2018 for 072-00-0-026.00, 072-00-0-024.00, 072-00-0-021.00, 072-00-0-002.00 and 072-00-0-023.00.
2. Matters shown on the Plan of record in Plat Book 6200, page 332 and Plat Book 8250, page 220, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, page 10, said Register's Office.
4. Right-of-Way Easement of record in Book 4844, page 606, said Register's Office.