Bill Garrett Davidson County
Batch# 99845 DEEDWARRSP
06/04/2018 12:59:30 PM 5 pgs
Fees: $28.00 Taxes: $40,700.00
20180604-0053030

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Madison Due West Property LLC **180 Sylvan Avenue,** **2nd Floor** **Englewood Cliffs,** **New Jersey 07632**	051-07-0-042 051-07-0-038.01	same **180 Sylvan Avenue,** **2nd Floor** **Englewood Cliffs,** **New Jersey 07632**
This instrument prepared by and after recording return to: Bradley Arant Boult Cummings, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, Creekside Property Investment, LLC, a Tennessee limited liability company (the "Grantor"), have bargained and sold, and by these presents does transfer and convey to Madison Due West Property LLC, a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property is made subject to all covenants and warranties contained herein. This is improved property located at 306 West Due West Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $11,000,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2018.

CYNTHIA A. EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

Notary Public

My Commission Expires Sept. 7, 2021

4831-6444-4007.1

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title and quiet possession to the Property and the said Grantee, Grantee's sucessors and assigns, against the lawful claims of all persons with claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of June 1, 2018.

Creekside Property Investment, LLC

By: _____
John J. Sheehan, Jr.,
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cynthia A. Evans-Dill, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John J. Sheehan, Jr., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Creekside Property Investment, LLC, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Creekside Property Investment, LLC, as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30th day of May, 2018.

CYNTHIA A. EVANS-DILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Cynthia A Evans-Dill
Notary Public

My Commission Expires:

Sept 7, 2021

4831-6444-4007.1

EXHIBIT A

Being a parcel of land in Nashville, Davidson County, Tennessee, being generally located north of Due West Avenue and east of Saunders Avenue, being property conveyed to Creekside Property Investment, LLC, a Tennessee limited liability company by Special Warranty Deed from Imperial Gardens Health and Rehabilitation, LLC, recorded August 19, 2013, R.O.D.C., as Instrument No. 20130819-0086790, and being more particularly bounded and described as follows:

Beginning at a new iron pin in the north right-of-way line of Due West Avenue at the southwest corner of property shown on the plat of Resubdivision of part of Lot No.1 and Lot No. 2, Stratton Place Subdivision of record in Plat Book 5190, Page 75, R.O.D.C.;
THENCE, with the north right-of-way line of Due West Avenue, N 89° 18' 33" W, 18.55 feet to a point at the beginning of a curve to the right;
THENCE, with said northerly right-of-way line and along said curve to the right 81.48 feet to a new iron pin in the southeast corner of property conveyed to J.D. Elliott, et ux by deed of record in Book 7574, Page 117, R.O.D.C., said curve having a central angle of 00° 51' 10", a radius of 5473.93 feet, a tangent of 40.74 feet and a chord of N 88° 52' 58" W 81.48 feet;
THENCE leaving said right-of-way and with the east line of said Elliott property, N 02° 19' 49" E, 581.96 feet to an existing iron pin in the northeast corner of said Elliott property;
THENCE, with the north line of said Elliott property, S 73° 29' 20" W, 149.50 feet to an existing iron pin in the east line of Section Four, Pleasant Acres of record in Plat Book 2133, Page 21, R.O.D.C.;
THENCE, along the east line of Lots 29 and 30 of said Section Four, N 02° 25' 28" E, 307.99 feet to an existing concrete monument in the northeast corner of said Lot 30;
THENCE, along the north line of said Lot 30, N 86° 03' 04" W, 312.26 feet to a new iron pin in the east right-of-way line of Saunders Avenue;
THENCE, along said east right-of-way line, N 03° 44' 56" E, 20.00 feet to an existing concrete monument in the southwest corner of Lot 31 of said Section Four, Pleasant Acres;
THENCE, along the south line of said Lot 31, S 86° 03' 29" E, 311.68 feet to an existing concrete monument in the southeast corner of said Lot 31;
THENCE, along the east line of Lots 31 through 34 of said Section Four, Pleasant Acres, the following calls;
N 03° 59' 47" W, 152.81 feet to an existing concrete monument;
N 02° 04' 19" E. 159.95 feet to an existing concrete monument;
N 07° 39' 57" W. 297.93 feet to a new iron pin in the southwest corner of Lot 47, Section Two, Pleasant Acres of record In Plat Book 2133, Page 75, R.O.D.C.;
THENCE, along the southern line of Lots 47 through 51 of said Section Two, the following calls;
S 86° 09' 01" E, 264. 35 feet to an existing concrete monument;
S 87° 38' 50" E, 278.48 feet to an existing concrete monument in the west line of property conveyed to Carlene Carter by deed of record in Book 9475, Page 122, R.O.D.C.;
THENCE, along the west line of said Carter property the following calls;
S 03° 11' 46" W. 213.34 feet to an existing concrete monument;
S 05° 06' 09" W. 308.82 feet to an existing iron pipe;
S 07° 08' 51" E, 43.47 feet to an existing iron pin;
S 40° 53' 46" W. 302.19 feet to an existing concrete monument in the northwest corner of Resubdivision of Part of Lot No. 1 and Lot No. 2, Stratton Place Subdivision of record in Plat Book 5190, Page 75, R.O.D.C.;
THENCE, along the west line of said Stratton Place Subdivision the following calls:
S 39° 51' 41" W. 53.95 feet to an existing iron pin;
S 02° 20' 35" W. 613.86 feet to the point of beginning.

True Copy Certification

I, Yehudis Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

YR
Signature

State of NJ

County of Ocean

Esther Cohen

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification]* who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

***Yehudis Rosenberg**

Ester Cohen
Notary's Signature

My Commission Expires: 12/14/21
Notary' Seal (if on paper)

Ester Cohen
Notary Public
State of New Jersey
My Commission Expires December 14, 2021