Bill Garrett Davidson County
Batch# 100785 DEEDWARRSP
06/05/2018 02:56:05 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20180605-0053922

This Instrument Was Prepared:
Jack F. King, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
WDR Limited Partnership P.O. Box 120897 Nashville, TN 37212-0897	New Owner	Map: 072-02 Parcel: 051.00

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 considerations, the receipt of which is hereby acknowledged, **1001 W KIRKLAND AVE, LLC,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WDR LIMITED PARTNERSHIP**, an Alabama limited partnership (the "Grantee"), its successors and assigns, a Forty-One and 92/100 (41.92%) percent undivided interest in that certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 1001 W. Kirkland Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2018.

1001 W KIRKLAND AVE, LLC

By: Fresh Capital, LLC, its manager

By: Tidwell
Mike Tidwell, its Manager

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Mike Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Fresh Capital, LLC, the Manager of **1001 W KIRKLAND AVE, LLC**, a Tennessee limited liability company, the within named bargainer, and that he as such Manager, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Manager of Fresh Capital, LLC, its Manager.

Witness my hand, at office, this 4th day of June, 2018.

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 12/18/18

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.

Affiant

Subscribed and sworn to before me this 5th day of June, 2018.

JEAN P SHEARER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

Jean P. Shearer
Notary Public
My Commission Expires: 5-3-21

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, located north of West Kirkland Avenue and 1200 feet, more or less, west of Gallatin Road and being more particularly described as follows:

Beginning at an iron pin new in the southwesterly corner of Andrew J. Ecker of record in Instrument Number 20150821-0084448, R.O.D.C., said pin being in the northerly margin of West Kirkland Avenue, and being the southeasterly corner of herein described property;

Thence, with said northerly margin, N 86 deg. 14' 18" W, 386.15 feet to an iron pin new in the easterly margin of CSX Transportation Railroad;

Thence, with said railroad margin and a curve to the left 503.47 feet to an iron pin new, said curve having a central angle of 13 deg. 42' 51", a radius of 2103.40 feet and a chord of N 34 deg. 08 ' 00" E, 502.27 feet;

Thence, with the southerly line of Stevenson Trust No. 7, of record in Instrument number 20060607-0067700, R.O.D.C., S 79 deg. 19' 55"E, 139.63 feet to an iron pin in the westerly line of above-mentioned Ecker;

Thence, with Ecker's westerly line S 04 deg. 38' 31" W, 418.20 feet to the point of beginning. Containing 107,864 square feet or 2.476 acres, more or less.

Being the same property conveyed to 1001 W Kirkland Ave, LLC by deed from Kirkland Ave LLC of record in Instrument No. 20171208-0125355, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Property taxes for the year 2018 and thereafter, not yet due and payable for Tax/Parcel Identification No. 072-02-0-051.00

2. All matters shown on the ALTA/NSPS Land Title Survey prepared by Michael R. Williams, TN R.L.S No. 1906, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, dated 9-21-17, HFR Project No. 2017121-52.

3. All matters shown according to the plan of the Martin Land, as of record in Minute Book "W", page 90, of the County Court for Davidson County, Tennessee.

4. Easement granted to the Tennessee Electric Power Co. of record in Book 701, page 317, Register's Office for Davidson County, Tennessee.

5. Possible right of railroad to increase its right of way to the full extent of its Charter.