Bill Garrett Davidson County
Batch# 104194 DEEDWARRSP
06/13/2018 02:25:30 PM 7 pgs
Fees: $38.00 Taxes: $6,771.00
20180613-0056872

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 8th day of June , 2018 , by and between the grantor,

Stonebridge Land Holding Company, a Utah Corporation

and the grantee,

Acklen Park Partners LLC, a Tennessee Limited Liability Company

WITNESSETH: that for the sum of Ten Dollars ($10) and other good and valuable consideration

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See the attached Exhibit A (which is comprised of two pages) describing two (2) Tracts of Real Estate.

Commonly known as: 106 Acklen Park Drive and 0 Hillcrest Place, Nashville, TN 37203
Map/Parcel ID: 104-2-207 and 104-2-214
Source of Title:

See Exhibit B for the Source of Title.

Address of New Owner:
Acklen Park Partners LLC
3309 Fairmont Drive
Nashville, TN 37203

THIS CONVEYANCE is made subject to:

AND THE GRANTOR COVENANTS that he is seized and possessed of this land, and has a right to convey it, and warrants the title against all persons claiming under him.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Stonebridge Land Holding Company

Signature: _____
Print Name: Frederick Grace
Capacity: authorized Representative

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: Frederick Grace
Capacity: authorized Representative

Signature: _____
Print Name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Davidson

On this 7th day of June, 2018, before me personally appeared Frederick Grace, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal.

Signature: _____
Print Name: B. Jones
Title: _____
My Commission Expires: 11/5/19

B. JOINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

Document prepared by:
Thomas L. Seifert P.C.
300 Park Avenue-Suite 13118
New York, NY

Return to:
Acklen Park Partners LLC
3309 Fairmont Drive
Nashville, TN 37204

Mail tax statements to:
Acklen Park Partners LLC
3309 Fairmont Drive
Nashville, TN 37203

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1,830,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature of Affiant

Robert Vale
Print Name

Subscribed and sworn to before me on this 7th day of June, 2018.

B. JOINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

Notary Public

B. Joines
Print Name
My Commission Expires: 11/5/19

EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS DESCRIBED ACCORDING TO A SURVEY BY BARRY GREER & ASSOCIATES, DATED 1-6-93, FILE 1853, BEING THE PROPERTY CONVEYED TO MRS. E. E. HARDISON, ET AL., BY DEED OF RECORD IN BOOK 644, PAGE 074, R.O.D.C., AND BEING LOT 3A ON THE REVISED PLAN OR WEST END PARK, AS OF RECORD IN BOOK 421, PAGE 082, R.O.D.C., AND BEING PART OF LOTS 32 AND 39 ON THE PLAN OF WEST END PARK, AS OF RECORD IN BOOK 421, PAGE 047, AS FOLLOWS:

BEGINNING AT A P-K NAIL SET AT THE INTERSECTION OF THE NORTHWEST R.O.W. OF WEST END CIRCLE AND THE NORTHEAST R.O.W. OF ACKLEN PARK DRIVE (FORMERLY KNOWN AS 33RD AVENUE NORTH AND ALSO FORMERLY KNOWN AS GRAND AVENUE) SAID P-K NAIL BEING THE SOUTHERNMOST CORNER OF LOT 3A ON SAID REVISED PLAN AND PROCEEDING AS FOLLOWS:

THENCE, WITH SAID R.O.W. OF ACKLEN PARK DRIVE, NORTH 52 DEGREES, 38 MINUTES, 55 SECONDS WEST, A DISTANCE OF 76.00 FEET TO A P-K NAIL, SAID P-K NAIL BEING THE SOUTHERNMOST CORNER OF THE PROPERTY CONVEYED TO THE CORPOREAL GROUP, BY DEED OF RECORD IN BOOK 6348, PAGE 679, R.O.D.C.,

THENCE WITH SAID CORPOREAL CROUP, NORTH 37 DEGREES, 15 MINUTES, 24 SECONDS EAST, A DISTANCE OF 199.98 FEET TO AN IRON PIN SET IN THE SOUTH R.O.W. OF PUBLIC ALLEY NO. 700, SAID ALLEY BEING 15 FEET IN WIDTH, AND SAID PIN BEING THE NORTHERNMOST CORNER OF LOT 3A AS SHOWN ON SAID REVISED PLAN.

THENCE, LEAVING SAID CORPOREAL GROUP, AND WITH SAID R.O.W. OF SAID ALLEY, SOUTH 52 DEGREES, 43 MINUTES, 45 SECONDS EAST, A DISTANCE OF 93.40 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE NORTHWEST R.O.W. OF WEST END CIRCLE AND THE R.O.W. OF SAID ALLEY.

THENCE, WITH SAID R.O.W. OF WEST END CIRCLE, SOUTH 42 DEGREES, 13 MINUTES, 36 SECONDS WEST, A DISTANCE OF 200.83 FEET TO THE BEGINNING AND CONTAINING 0.389 ACRES OR 16,943 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS DESCRIBED ACCORDING TO A SURVEY BY BARRY GREER & ASSOCIATES, DATED 1-6-93, FILE 1853, BEING THE PROPERTY CONVEYED TO ELIZABETH E. HARDISON, BY DEED OF RECORD IN BOOK 1001, PAGE 695, R.O.D.C. AND BEING PART OF LOTS B13 AND B12 ON THE PLAN OF WEST END PARK HILLCREST SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 163, E.O.D.C. AND BEING PARTS OF LOTS 39, 38, 33, AND 32 ON THE PLAN OF WEST END PARK, AS OF RECORD IN BOOK 161, PAGE 047, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHWESTERLY R.O.W. OF WEST END CIRCLE AND THE NORTHEASTERLY R.O.W. OF PUBLIC ALLEY NO. 700 SAID ALLEY BEING FIFTEEN FEET IN WIDTH, AND SAID PIN BEING THE SOUTHERNMOST CORNER OF LOT B13 AS SHOWN ON SAID HILLCREST PLAN, AND PROCEEDING AS FOLLOWS;

THENCE, WITH SAID R.O.W. OF SAID ALLEY, NORTH 52 DEGREES, 43 MINUTES, 45 SECONDS WEST, A DISTANCE OF 94.70 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHERNMOST CORNER OF TRACT 2 OF THE PROPERTY CONVEYED TO WILLIAM E. TERRY, ET UX, BY DEED OF RECORD IN BOOK 8557, PAGE 389, R.O.D.C. AND BEING OPPOSITE THE NORTHERNMOST CORNER OF AND BEING ON AN EXTENSION OF THE NORTHWEST DIVIDING LINE BETWEEN THE PROPERTY CONVEYED TO HUMPHREY HARDISON, BY DEED OF RECORD IN BOOK 417, PAGE 350, R.O.D.C., AND THE PROPERTY CONVEYED TO JEANNETTE L. MARTIN, BY DEED OF RECORD IN BOOK 455, PAGE 346, R.O.D.C.,

THENCE, LEAVING SAID R.O.W. OF PUBLIC ALLEY NO. 700, AND WITH SAID TERRY, NORTH 37 DEGREES, 15 MINUTES, 24 SECONDS EAST, A DISTANCE OF 92.50 FEET TO AN IRON PIN, SAID PIN BEING IN THE SOUTHWEST LINE OF RESERVE PARCEL A ON THE REVISED PLAN OF ONE AMERICAN CENTER, AS OF RECORD IN BOOK 6250, PAGE 791, R.O.D.C.;

THENCE, WITH SAID RESERVE PARCEL A, SOUTH 52 DEGREES, 43 MINUTES 45 SECONDS EAST, A DISTANCE OF 100.50 FEET TO AN IRON PIN SET IN THE NORTHWEST R.O.W. OF WEST END CIRCLE,

THENCE, LEAVING SAID RESERVE PARCEL A AND WITH SAID R.O.W., SOUTH 38 DEGREES, 21 MINUTES, 00 SECONDS WEST, A DISTANCE OF 33.13 FEET TO AN IRON PIN,

THENCE, CONTINUING WITH SAID R.O.W. SOUTH 42 DEGREES, 13 MINUTES, 36 SECONDS WEST, A DISTANCE OF 59.60 FEET TO THE BEGINNING, AND CONTAINING 0.209 ACRES OR 9,095 SQUARE FEET, MORE OR LESS. THE SOURCE OF THIS DESCRIPTION IS THE SURVEY BY BARRY GREER, TN. R.L.S. NO. 211, BARRY GREER & ASSOCIATES, 2103 WINDSOR PLACE, MT. JULIET, TN 37122.

BEING PART OF THE SAME PROPERTY VESTED IN GRANTOR BY INSTRUMENTS OF RECORD IN BOOK 5757, PAGE 910, AND 5757, PAGE 912, REGISTER'S OFFICE OF SAID COUNTY.

Exhibit B

Source of Title

Stonebridge Land Holding Company, a Utah Corporation, by virtue of Special Warranty Deed, recorded on August 26, 1993, in Deed Book 9059, Page 396, Davidson County, Tennessee records; and by virtue of Quitclaim Deed recorded on August 26, 1993, in Deed Book 9059, Page 401, Davidson County, Tennessee records.

Certificate of Authenticity

I, Tiffany Tumidajski, 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.

Tiffany Tumidajski

Signature

State of Connecticut

County of Fairfield

Personally appeared before me, Kate Chirico, a notary public for this county and state, Tiffany Tumidajski who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/31/20.

Notary's Seal (If on paper)