Bill Garrett Davidson County
Batch# 106009 DEEDWARRSP
06/18/2018 04:03:03 PM 5 pgs
Fees: $28.00 Taxes: $42,230.16
20180618-0058591

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Address New Owner(s):
M11 Land Co, LLC
1207 D McGavock Street
Nashville, Tennessee 37203

Send Tax Bills to:
SAME

Map and Parcel:
Map 93-09
Parcel 344.00

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, **CHP, LLC,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M11 LAND CO, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located on 11th Avenue South, Nashville, Tennessee 37203.

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 and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. 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 not 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 15 day of June, 2018.

CHP, LLC, a Tennessee limited liability company

By: _____
James W. Caden, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Caden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of CHP, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President 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 President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15 day of June, 2018.

_____
Notary Public

My Commission Expires: 11-5-18

NANCY NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,413,558.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 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

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled LOI 2 Lot Subdivision, of record in Instrument No. 20180518-0047995, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to CHP, LLC, a Tennessee limited liability company, by deeds from GANNETT SATELLITE INFORMATION NETWORK, INC., a Delaware corporation, of record in Instrument Nos. 20120730-0066619 and 20120730-0066620, dated July 26, 2012, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1) Taxes and assessments for the year 2018, a lien, but not yet due and payable.

2) Subject to Easement Rights of CSX Railroad of record in Book 8069, Page 250 and Book 8761, Page 428, Register's Office for Davidson County, Tennessee.

3) Access Easement Agreement of record in Instrument No. 20120730-0066621, said Register's Office.

4) Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778, said Register's Office.

5) Matters shown on the Plan of record in Instrument No. 20180518-0047995, said Register's Office.

6) All matters shown on the ALTA/NSPS Land Title Survey prepared by Timothy Mark Donlon, Tenn. RLS No. 2297, with Donlon Land Surveying, LLC, dated June 5, 2018, last revised June 13, 2018, and designated as Job No. 218042.