Bill Garrett Davidson County
Batch# 109665 DEEDWARRSP
06/27/2018 04:10:09 PM 6 pgs
Fees: $33.00 Taxes: $12,950.00
20180627-0062239

This Instrument Prepared By::
John A. Gupton III, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
211 Commerce Street, Suite 800
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Silo House, LLC a Tennessee limited liability company 400 Overbeck Lane, Suite 201 Nashville, TN 37204	Same
Map & Parcel No.: 091 00 0 009.00 (Part of) 091 00 0 010.00(Part of) 091 00 0 012.00(Part of)	

STATE OF TENNESSEE §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON §

THAT **R MANUEL - CENTENNIAL,** a Tennessee general partnership, ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY to **SILO HOUSE, LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit "A", attached hereto and made a part hereof (the "Property").

This is unimproved Property located 0 54th Avenue, Nashville, Tennessee.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee and its successors and assigns against every person whomsoever claiming the same or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of June, 2018.

R MANUEL - CENTENNIAL,
a Tennessee general partnership

By: R M Centennial Trust,
Its General Partner

By: _____
Ryan Manuel Moses, Co-Trustee

By: M R Centennial Trust,
Its General Partner

By: _____
Manuel Benjamin Russ, Co-Trustee

[Notary Acknowledgements on following page.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ryan Manuel Moses, as Co-Trustee of the R M Centennial Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the R M Centennial Trust, the General Partner of R Manuel - Centennial, the within named bargainor, a Tennessee general partnership and that he as such Co-Trustee of the General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Co-Trustee of the General Partner.

WITNESS my hand and seal at office, on this the 22nd day of June, 2018.

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Manuel Benjamin Russ, as Co-Trustee of the M R Centennial Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the M R Centennial Trust, the General Partner of R Manuel - Centennial, the within named bargainor, a Tennessee general partnership and that he as such Co-Trustee of the General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Co-Trustee of the General Partner.

WITNESS my hand and seal at office, on this the 22nd day of June, 2018.

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

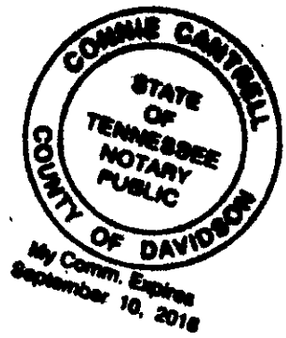
The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: _____



4848-8402-3914
2931682-000006

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Final Subdivision Plat and Unified Plat of Record of R. Manuel - Centennial, Phase II of record as Instrument No. 201806210059910, 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 R Manuel - Centennial, a Tennessee general partnership, by deed from Brucewood Partners, a Tennessee general partnership, of record in Instrument No. 20150701-0063389, dated June 30, 2015, Register's Office for Davidson County, Tennessee.

Exhibit "B"

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

2. Waterline easement contained in Book 2925, page 234, said Register's Office.

3. Easement for switch track as evidenced in Deed of record in Book 981, page 650, Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions recorded as Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20171211-0125932, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20180502-0041506, Register's Office for Davidson County, Tennessee.

7. Matters shown on plat entitled Final Subdivision Plat and Unified Plat of Record of R. Manuel - Centennial, Phase II of record as Instrument No. 201806210059910, Register's Office for Davidson County, Tennessee.

8. The nature, extent or lack of riparian rights or the riparian owners and the public in and to the use of the waters of the Cumberland River.