Bill Garrett Davidson County
Batch# 120552 DEEDWARRSP
07/25/2018 10:49:19 AM 3 pgs
Fees: $18.00 Taxes: $22,200.00
20180725-0072484

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on July 17, 2018, by The Catholic Diocese of Nashville, hereinafter, "Grantor" to Linden Row Residential, LLC, a Delaware limited liability company, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly row line of Linden Avenue and the easterly row line of 21st Avenue South; Thence leaving the easterly row line of 21st Avenue South with the southerly row line of Linden Avenue, South 82 deg 37 min 30 sec East, 396.50 feet to an "X" on a wall at a corner common with the property of Eric R. and Amy B. Bergesen, as of record in Instrument Number 20000629-0064680, at the Register's Office for Davidson County, Tennessee; Thence leaving the southerly row line of Linden Avenue, with the westerly property line of Eric R. and Amy B. Bergesen, South 06 deg 57 min 12 sec West, 211.51 feet to an existing iron rod at a corner common with the westerly terminus of Alley #954, at a corner common with the property of David B. Frese, as of record in Deed book 6666, page 196, at the Register's Office for Davidson County, Tennessee; Thence leaving the westerly terminus of Alley #954 and the northerly property line of David B. Frese, North 81 deg 31 min 44 sec West, 461.07 feet to an existing iron rod in the easterly row line of 21st Avenue South; Thence with the easterly row line of 21st Avenue South, North 24 deg 37 min 29 sec East, 212.23 feet to the point of beginning. Containing 88,925 square feet or 2.041 acres, more or less, according to a survey by Mark H. Charette, R.L.S. #2048.

Being part of the same property conveyed to The Catholic Diocese of Nashville by Quitclaim Deed from Most Reverend David R. Choby, Bishop of The Catholic Diocese of Nashville, dated 06/18/2008 and filed for record on 06/27/2008 in Instrument Number 20080627-0066717, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2400 21st Avenue South, Nashville, Tennessee, 37212.

Map and Parcel: 10415042400

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This Special Warranty Deed is being executed pursuant to the Limited Power of Attorney of record in Instrument Number 20180716-0068768, Register's Office for Davidson County, Tennessee.

Catholic Diocese of Nashville

BY: Most Reverend J. Mark Spalding, Bishop of The Catholic Diocese of Nashville, of Davidson County, Tennessee

Brian Cooper, Chief Administrative Officer and Vice Chancellor of The Catholic Diocese of Nashville, of Davidson County, Tennessee, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, personally appeared Brian Cooper, as Attorney in Fact for Most Reverend J. Mark Spalding, Bishop of The Catholic Diocese of Nashville, of Davidson County, Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Administrative Officer and Vice Chancellor of The Catholic Diocese of Nashville, of Davidson County, Tennessee, the within named bargainor, and that he as such Chief Administrative Officer and Vice Chancellor, executed the foregoing instrument for the purposes therein contained by signing the name of the Diocese by himself as such Chief Administrative Officer and Vice Chancellor.

WITNESS my hand and official seal this 17 day of July, 2018.

NOTARY PUBLIC

(SEAL)

DANIELLE DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

My Commission Expires: May 3, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$6,000,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 20 day of July, 2018.

Affiant

NOTARY PUBLIC

(SEAL)

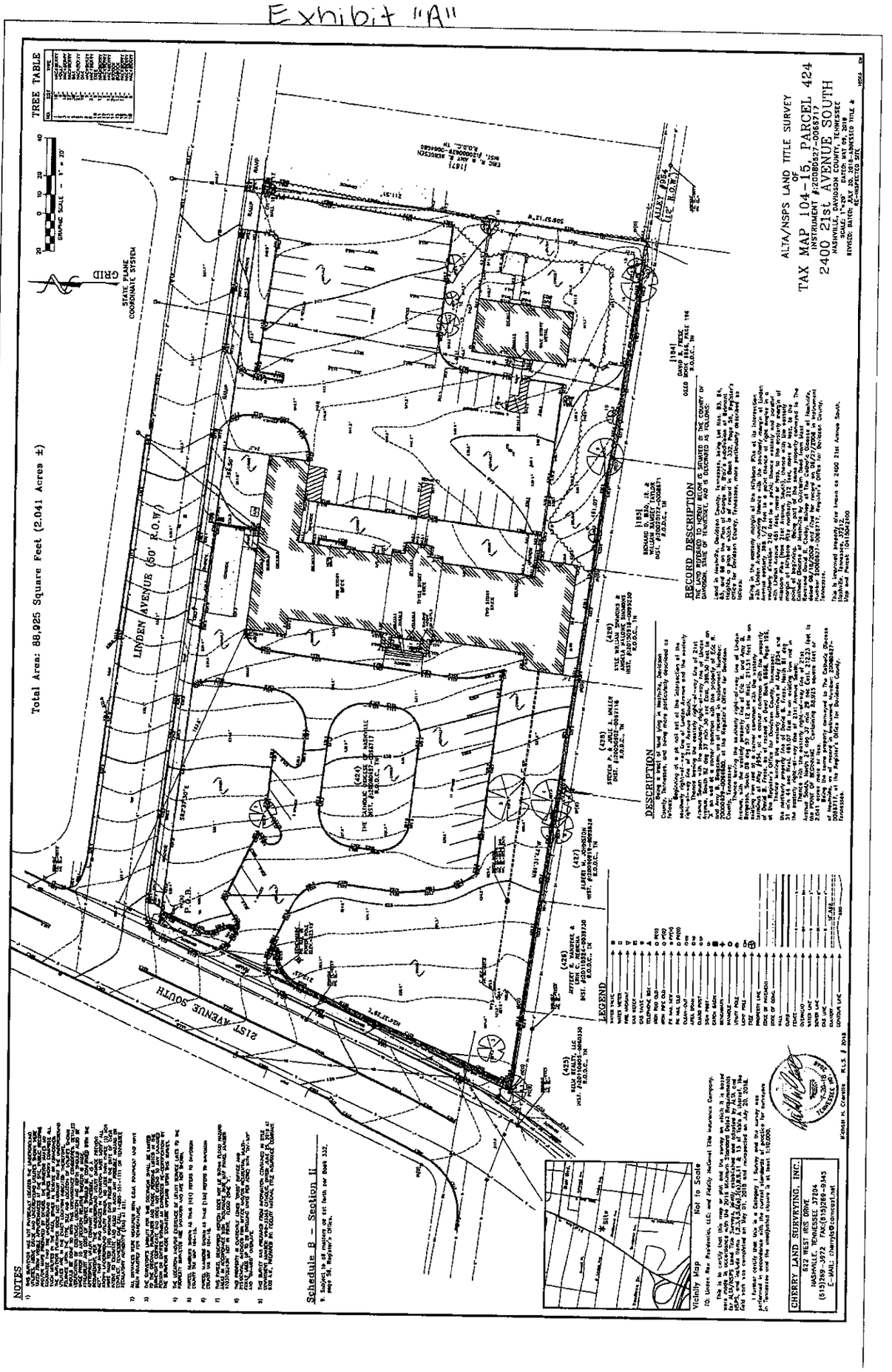
ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-23-2019

My Commission Expires: 10/23/19

Grantee(s) Name, Address:	Send Tax Statement To:
Linden Row ~~XXXXXX~~ Residential LLC	NEW OWNER
~~154 Franklin Road~~	SAME
~~Nashville, TN 37027~~	Attn: Timothy J. Morris

10777 Symphony Park Dr.
Bethesda, MD 20852

Exhibit "A"


ALTA/NSPS LAND TITLE SURVEY
OF
TAX MAP 104-15, PARCEL 424
INSTRUMENT #:20080527-0066717
2400 21st AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
TREE TABLE
NOTES
Total Area: 88,925 Square Feet (2.041 Acres ±)
LINDEN AVENUE (50' R.O.W.)
21ST AVENUE SOUTH
ALLEY #264 (12' R.O.W.)
RECORD DESCRIPTION
DESCRIPTION
LEGEND
Vicinity Map
Not to Scale
Schedule B - Section II
CHERRY LAND SURVEYING, INC.
822 WEST KRS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX(615)269-9345
E-MAIL: cherry@comcast.net