This Instrument Prepared By:

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2000 Richard Jones Road, Suite 240
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Bill Garrett Davidson County
Batch# 120961 DEEDWARRSP
07/25/2018 03:54:30 PM 6 pgs
Fees: $33.00 Taxes: $24,235.00
20180725-0072760

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
NP Church, LLC 3405 Piedmont Road NE, Suite 550 Atlanta, Georgia 30305	[SAME]	092-120-388.00 092-120-389.00 092-120-404.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TIM REYNOLDS**, an individual resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **NP CHURCH, LLC**, a Georgia limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 1901 Church Street, 1903 Church Street, and 1902 Hayes Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same.

Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $6,550,000.00.

Claire Burke
Affiant

Subscribed and sworn to before me this the 25 day of July, 2018.

Elizabeth Puckett
Notary Public

My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 25 day of July, 2018.

GRANTOR:

Tim Reynolds

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tim Reynolds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of July, 2018.

Notary Public

STEPHANIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9.10.18

EXHIBIT A

TRACT I:

Land in the Urban Services District of Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of Church Street and Nineteenth Avenue North, being Lot 1 as shown on a Re-Subdivision of a portion of Lot 152, John Boyd Home Place of record in Plat Book 6050, page 166, Register's Office for Davidson County, Tennessee and Parcel Nos. 388 and 389, as shown on Metro Property Map 92-12, and being more particularly described according to an ALTA/ACSM Land Title Survey by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated April 3, 2015, as follows:

BEGINNING in the southwesterly quadrant of the intersection of Church Street and Nineteenth Avenue North:

THENCE, with the westerly right-of-way line of Nineteenth Avenue North, S 30° 15' 06" E, 173.41 feet to the northerly right-of-way line of Alley No. 379;

THENCE, with said northerly right-of-way line, S 59° 16' 45" W, 140.18 feet to the common corner of Lot 1 and Lot 2 of said Re-Subdivision plat;

THENCE, leaving said right-of-way line and with the common line of Lot 1 and Lot 2 the following calls:

N 30° 15' 42" W, 120.46 feet,
S 60° 13' 27" W, 0.35 feet,
N 30° 19' 13" W, 3.40 feet,
S 59° 44' 42" W, 32.18 feet,
N 30° 32' 25" W, 49.28 feet to the southerly right-of-way line of Church Street,

THENCE, with said southerly right-of-way line, N 59° 16' 43" E, 172.98 feet to the Point of BEGINNING,

Continuing 25, 925 square feet or 0.60 acre more or less.

TRACT II:

Land in Urban Services District of Nashville, Davidson County, Tennessee located in the northwesterly quadrant of Hayes Street and Nineteenth Avenue North, being Parcel 404 as shown on Metro Property Map 92-12, and being more particularly described according to an ALTA/ACSM Land Title Survey by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated April 3, 2015, as follows: BEGINNING in the northwesterly quadrant of the intersection of Hayes Street and Nineteenth Avenue North;

THENCE, with the northerly right-of-way line of Hayes Street, S 59° 14' 45" W, 93.00 feet to a PK nail (old), the common corner of Parcel 404 and Parcel 403;

THENCE, leaving said right-of-way lien and with the common line of Parcel 404 and Parcel 403, N 30° 37'00" W, 179.95 feet to a PK nail (old) in the southerly right-of-way line of Alley No. 379;

THENCE, with said southerly right-of-way lien, N 59° 16' 45" E, 93.00 feet to a PK nail (old) in the

westerly right-of-way line of Nineteenth Avenue North;

THENCE, with said right-of-way line, S 30° 37' 00" E, 179.89 feet to the Point of Beginning;

Containing 16,733 square feet, or 0.38 acre, more or less.

Being the same property conveyed to Tim Reynolds from Bravo Development LLC by Quitclaim Deed of record in Instrument No. 201712070125100 and Instrument No. 201712070125101, in the Register's Office for Davidson County, Tennessee, as corrected by Instrument No. 201807250072758 in said Register's Office.

AND INSTRUMENT NO 201807250072759-, IN said Register's OFFICE.

EXHIBIT B

1. Taxes and assessments for 2018 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 21, page 39, and Plat Book 6050, page 166, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

