Bill Garrett Davidson County
Batch# 122117 DEEDWARRSP
07/30/2018 09:21:30 AM 2 pgs
Fees: $13.00 Taxes: $20,257.50
20180730-0073811

SPECIAL WARRANTY DEED

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

File # 31519

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th. Day of July, 2018.

Notary Public

My Commission Expires: 5/2/2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Peter Weiss, Attorney at Law, Ortale Kelley Law Firm, 330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
TT Holdings, LLC, a Tennessee Limited Liability Company (NAME)	"NEW OWNER" (NAME)	**Map & Parcel 091-15-0-206.00**
701 Woodland Street (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206-3740 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NC&C Properties, G.P., a Tennessee General Partnership**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto, **TT Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the "Grantee", its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described, as follows:

Land lying within the 24th Councilmanic District of Nashville, Davidson County, Tennessee, and being a part of a block of ground marked "Bishop Hargrove's Place", on the plan of Charlotte Park Company's First Addition to Nashville, of record in Plan Book 57, Page 103, at the Register's Office for Davidson County, Tennessee, and being further described as being bound on the north by the southerly right-of-way line of Charlotte Avenue, on the east by the westerly right-of-way line of 50th Avenue North, on the south by the northerly line of the Robert D. French property, of record at Instrument No. 20010309-0022882, and on the west by the easterly right-of-way line of Alley #1176, and being more particularly described according to a ALTA/ACSM Land Title Survey by Phillip E. Holmes, Tennessee Register's Land Surveyor No. 1728, dated September 22, 2012 (and being the same legal description, as referenced as the Record Description, on the ALTA/NSPS Land Title Survey by J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351, dated April 23, 2018, revised July 20, 2018) , as follows:

BEGINNING at a punch-hole (new) at the intersection of the southerly right-of-way line of Charlotte Avenue and the westerly right-of-way line of 50th Avenue North; Thence, with said line, S 01 deg 39' 55" E, 250.00' to an iron pin (old); Thence, S 88 deg 20' 05" W, 160.00' to an iron pin (new) in the easterly right-of-way line of Alley #1176; Thence, with said line, N 01 deg 39' 55" W, 250.00' to a P.K. Nail (new) in said southerly right-of-way line of Charlotte Avenue; Thence, with said line, N 88 deg 20' 05" E, 160.00' to the POINT OF BEGINNING.

BEING the same property conveyed to NC&C PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP by Warranty Deed from BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated October 1, 2012, of record in Instrument No. 20121002-0089648, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property; parties in possession as tenants under lease agreements; and, taxes for the current year which shall be the responsibility of the Grantee herein.

BEING improved property located at: 5001 Charlotte Avenue (or Pike), Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantor does further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 27st. Day of July, 2018.

NC&C Properties, G.P., a Tennessee General Partnership

By: _____
Michael D. Shmerling, Managing General Partner

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Managing General Partner of NC&C Properties, G.P., a Tennessee General Partnership, the within named bargainor, and that he, as the said Managing General Partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the said general partnership, by himself, as Managing General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 27st. Day of July, 2018.

_____
Notary Public

My commission expires: 11/5/18

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

_____
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022