Bill Garrett Davidson County
Batch# 122455 DEEDWARR
07/30/2018 04:11:34 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20180730-0074331

Prepared By and Return to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel Nos.:
Cottage Partners, LLC 84 Altentann Nashville, Tennessee 37215	New Owner	092-04-0-312.00 092-04-0-313.00 092-04-0-314.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FISK UNIVERSITY,** a Tennessee nonprofit institution of higher education, (the "Grantor") does hereby transfer and convey unto **COTTAGE PARTNERS, LLC**, a Tennessee limited liability company, (the "Grantee"), Grantee's successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is (i) improved property being approximately .890 +/- acres located at 1501 Herman Street, Nashville, Tennessee 37208; (ii) unimproved property being approximately .12 +/- acres located on Herman Street, Nashville, Tennessee 37208; and (iii) unimproved property being approximately 1.67 +/- acres located on Herman Street, Nashville, Tennessee 37208. The addresses are believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2018 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

[Signature page of General Warranty Deed]

WITNESS this the 26th day of July, 2018.

GRANTOR:

FISK UNIVERSITY

By: _____
Kevin D. Rome, Sr., University President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kevin D. Rome, Sr., 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 University President of Fisk University, a Tennessee nonprofit institution of higher education, the within named bargainor, and that Kevin D. Rome, Sr., as such University President, executed the foregoing instrument for the purposes therein contained by signing the name of University President of the nonprofit institution.

WITNESS my hand and seal, at office in Nashville, Tennessee this 26th day of July, 2018.

_____
Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $3,000,000.00.

AFFIANT

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

ANDRE P. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Notary Public

My Commission Expires:

05-03-2021

EXHIBIT A
LEGAL DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot Nos. 13 through 18, on the Plan of Burge-Carter & Herriford Lots, as of record in Book 1, page 47, Chancery Court of Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated July 5, 1967, revised June 12, 1968 and further revised August 1, 1968, entitled Neighborhood Health Center Corporation Topographic Survey, and being more particularly described as follows:

Beginning at a concrete monument in the south margin of Herman Street, and in the east margin of 16th Avenue North; thence with the margin of Herman Street, North 60° 29' East, 600.00 feet to a concrete monument in the west margin of the 14th Avenue North; thence with the margin of 14th Avenue North, South 30° 38' East, 188.10 feet to a point in the north margin of Desha Street; thence with the margin of Desha Street, South 60° 29' West, 600.00 feet to a concrete monument in the east margin of 16th Avenue North; thence with the margin of 16th Avenue North, North 30° 38' West, 188.10 feet to the point of beginning, containing 2.59 acres.

Being the same property conveyed to FISK UNIVERSITY, A TENNESSEE, NON-PROFIT CORPORATION, by deed from MATTHEW WALKER COMPREHENSIVE HEALTHCENTER, INC. of record as Instrument No. 20051024-0128406, dated October 21, 2005, said Register's Office.