Bill Garrett Davidson County
Batch# 129091 DEEDWARRSP
08/15/2018 09:24:30 AM 10 pgs
Fees: $53.00 Taxes: $185,000.00
20180815-0080575

SPECIAL WARRANTY DEED

FROM: IROQUOIS ASSET MANAGEMENT, L.P., a Tennessee limited partnership
TO: IROQUOIS PARTNERS, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Iroquois Partners, LLC P.O. Box 59109 Nashville, Tennessee 37205-9109	(same)	Map 142, Parcel 151 Map 142, Parcel 165 Map 142, Parcel 167 Map 142, Parcel 338

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is FIFTY MILLION AND NO/100 DOLLARS ($50,000,000.00).

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2018.

Notary Public

My Comm. Expires: 7-8-19

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 08, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of FIFTY MILLION AND NO/100 DOLLARS ($50,000,000.00), the receipt and sufficiency of which are hereby acknowledged, **IROQUOIS ASSET MANAGEMENT, L.P.**, a Tennessee limited partnership (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **IROQUOIS PARTNERS, LLC**, a Delaware limited liability company (the "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property known as 111 Old Hickory Blvd., Nashville, TN 37221.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

Grantor covenants and binds himself, his successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 14 day of August, 2018.

GRANTOR:

IROQUOIS ASSET MANAGEMENT, L.P.,
a Tennessee limited partnership

By: SUJO Development Company, Inc.
Its: General Partner

By: Joan K Raskin
Name: Joan K Raskin
Title: President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joan K Raskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of SUJO Development Company, Inc., the General Partner of **IROQUOIS ASSET MANAGEMENT, L.P.**, a Tennessee limited partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 10th day of August, 2018.

Jeri C. Moore
NOTARY PUBLIC

My Commission Expires: 7/17/2021

Jeri C. Moore
State of Tennessee Notary Public
Williamson County

EXHIBIT A

Property Description

PROPERTY LOCATED IN THE 35TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF TRACT NO. 1 ON THE PLAT OF IROQUOIS APARTMENT TRACT AS OF RECORD IN BOOK 4175, PAGE 127, R.O.D.C., TN, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN AS-BUILT SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED APRIL 17, 1995, LAST UP-DATED ON AUGUST 20, 2014, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD (NEW) ON THE WESTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD, SAID POINT ALSO BEING A SOUTHEAST CORNER OF PROPERTY CONVEYED TO RALPH LYNN, JR., AS OF RECORD IN DEED BOOK 7421, PAGE 65, R.O.D.C., TN, SAID POINT ALSO BEING 276.68 FEET FROM THE SOUTHEAST RADIUS RETURN OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 70 SOUTH AS MEASURED IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD;

THENCE, FOLLOWING SAID WESTERLY RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 28 SECONDS, A RADIUS OF 981.66 FEET, AN ARC LENGTH OF 198.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 01 MINUTES 57 SECONDS EAST 198.54 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 03 DEGREES 46 MINUTES 17 SECONDS WEST 285.00 FEET TO AN IRON ROD (NEW);

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 03 MINUTES 53 SECONDS, A RADIUS OF 778.68 FEET, AN ARC LENGTH OF 490.14 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 14 DEGREES 15 MINUTES 40 SECONDS EAST 482.09 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 32 DEGREES 24 MINUTES 14 SECONDS EAST 390.43 FEET TO AN IRON ROD (NEW), SAID ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID ROD ALSO BEING ON NORTH LINE OF PROPERTY CONVEYED TO PHILLIP W. BRADLEY AS OF RECORD IN INSTRUMENT NO. 20020725-0089213, R.O.D.C., TN, THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY AND FOLLOWING THE NORTH LINE OF SAID BRADLEY PROPERTY SOUTH 58 DEGREES 52 MINUTES 09 SECONDS WEST 230.07 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 18 DEGREES 21 MINUTES 20 SECONDS EAST 304.86 FEET TO AN IRON ROD (OLD), SAID ROD BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE HARPETH VALLEY UTILITY DISTRICT AS OF RECORD IN DEED BOOK 5473, PAGE 173, R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID HARPETH VALLEY TRACT SOUTH 42 DEGREES 09 MINUTES 46 SECONDS WEST 100.39 FEET TO AN IRON ROD (OLD), SAID ROD BEING THE SOUTHWEST CORNER OF SAID HARPETH VALLEY TRACT;

THENCE, FOLLOWING ORIGINAL SOUTH LINE OF IROQUOIS APARTMENTS, AS OF RECORD IN BOOK 4175, PAGE 127, R.O.D.C., TN., SOUTH 42 DEGREES 09 MINUTES 46 SECONDS WEST 186.09 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 53 DEGREES 59 MINUTES 42 SECONDS WEST 45.79 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 71 DEGREES 54 MINUTES 13 SECONDS WEST 470.84 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 15 DEGREES 22 MINUTES 45 SECONDS WEST 120.80 FEET TO AN IRON ROD (OLD);

SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID ROD ALSO BEING ON THE NORTH LINE OF PROPERTY CONVEYED TO GAYLE AND GARY KING, AS OF RECORD IN INSTRUMENT NO. 20020701-0078604, R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID KING PROPERTY NORTH 54 DEGREES 16 MINUTES 15 SECONDS WEST 411.09 FEET TO AN IRON PIPE (OLD);

THENCE, SOUTH 37 DEGREES 03 MINUTES 21 SECONDS WEST 295.95 FEET TO AN IRON ROD (NEW), SAID ROD BEING THE NORTHWEST CORNER OF SAID KING PROPERTY, SAID ROD ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF HICKS ROAD;

THENCE, FOLLOWING SAID EASTERLY RIGHT-OF-WAY NORTH 83 DEGREES 09 MINUTES 22 SECONDS WEST 86.47 FEET TO AN IRON ROD (NEW), SAID ROD BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO LYLE AND BRETT BLANDEN AS OF RECORD IN INSTRUMENT NO. 20030731-0108741, R.O.D.C., TN.;

THENCE, FOLLOWING THE COMMON LINE WITH SAID BLANDEN PROPERTY NORTH 34 DEGREES 22 MINUTES 15 SECONDS EAST 324.81 FEET TO AN IRON ROD (OLD), SAID ROD BEING THE NORTHEAST CORNER OF SAID BLANDEN PROPERTY, SAID ROD ALSO BEING ON THE WEST LINE OF PROPERTY CONVEYED TO PETER B. LAW, ET AL, AS OF RECORD IN INSTRUMENT NO. 20020130-0013471, R.O.D.C., TN;

THENCE, FOLLOWING COMMON LINE WITH SAID LAW PROPERTY SOUTH 50 DEGREES 59 MINUTES 17 SECONDS EAST 6.00 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 40 DEGREES 15 MINUTES 43 SECONDS EAST 80.23 FEET TO AN IRON PIPE (OLD);

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 72 DEGREES 53 MINUTES 20 SECONDS, A RADIUS OF 238.37 FEET, AN ARC LENGTH OF 303.24 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 48 MINUTES 59 SECONDS EAST 283.20 FEET TO AN IRON ROD (NEW);

THENCE, NORTH 32 DEGREES 37 MINUTES 46 SECONDS WEST 87.00 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 57 DEGREES 22 MINUTES 14 SECONDS WEST 60.00 FEET TO AN IRON ROD (NEW), SAID ROD BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO JOAN K. RASKIN, ET AL, AS OF RECORD IN INSTRUMENT NO. 20011231-0145028, R.O.D.C., TN.;

THENCE, FOLLOWING THE COMMON LINE WITH SAID RASKIN PROPERTY NORTH 40 DEGREES 56 MINUTES 56 SECONDS WEST 223.40 FEET TO AN IRON ROD (NEW);

THENCE, NORTH 24 DEGREES 58 MINUTES 58 SECONDS WEST 279.99 FEET TO AN IRON ROD (NEW), SAID ROD BEING ON THE SOUTH LINE OF PROPERTY CONVEYED TO IROQUOIS II, LLC AS OF RECORD IN INSTRUMENT NO. 20011206-0134354, R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID IROQUOIS II, LLC PROPERTY NORTH 70 DEGREES 25 MINUTES 43 SECONDS EAST 188.15 FEET TO AN IRON ROD (OLD), SAID ROD BEING THE SOUTHEAST CORNER OF SAID IROQUOIS II, LLC PROPERTY, SAID ROD ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO PETER B. LAW, ET AL, AS OF RECORD IN INSTRUMENT NO. 20020130-0013471 R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID LAW PROPERTY WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 22 MINUTES 28 SECONDS, A RADIUS OF 832.36 FEET, AN ARC LENGTH OF 455.79 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 20 MINUTES 44 SECONDS EAST 450.12 FEET TO AN IRON ROD (NEW);

THENCE, NORTH 18 DEGREES 00 MINUTES 38 SECONDS EAST 110.41 FEET TO AN IRON ROD (NEW), SAID ROD BEING THE NORTHEAST CORNER OF SAID LAW PROPERTY, ALSO BEING ON THE SOUTH LINE OF LOT 1, CATES SUBDIVISION AS OF RECORD IN PLAT BOOK 6050, PAGE 205, R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID CATES SUBDIVISION NORTH 64 DEGREES 02 MINUTES 40 SECONDS EAST 6.98 FEET TO AN IRON ROD (NEW);

THENCE, NORTH 22 DEGREES 13 MINUTES 56 SECONDS WEST 109.81 FEET TO AN IRON PIPE (OLD), SAID PIPE BEING THE SOUTHWEST CORNER OF GLEN JAMES SUBDIVISION AS OF RECORD IN PLAT BOOK 6900, PAGE 449, R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID GLEN JAMES SUBDIVISION NORTH 64 DEGREES 30 MINUTES 34 SECONDS EAST 154.03 FEET TO AN IRON ROD

(NEW), SAID ROD BEING THE SOUTHEAST CORNER OF SAID GLEN JAMES SUBDIVISION, SAID ROD ALSO BEING THE SOUTHWEST CORNER OF LOT 2 ON THE PEGGY ANN WIGGINS DIVISION AS OF RECORD IN PLAT BOOK 5800, PAGE 243, R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID WIGGINS DIVISION NORTH 63 DEGREES 37 MINUTES 39 SECONDS EAST 364.09 FEET TO AN IRON PIPE (OLD), SAID PIPE BEING THE SOUTHEAST CORNER OF LOT 1-B ON SAID WIGGINS DIVISION, SAID PIPE ALSO BEING ON THE WEST LINE OF LOT 3, BERNIE TERRELL PROPERTY AS OF RECORD IN PLAT BOOK 5060, PAGE 181, R.O.D.C., TN;

THENCE, FOLLOWING THE COMMON LINE WITH SAID TERRELL PROPERTY SOUTH 25 DEGREES 22 MINUTES 18 SECONDS EAST 26.08 FEET TO A POINT IN FLAT CREEK, SAID POINT BEING THE SOUTHWEST CORNER OF TERRELL;

THENCE, CONTINUING WITH THE COMMON TERRELL LINE AND FLAT CREEK NORTH 63 DEGREES 08 MINUTES 57 SECONDS WEST 347.43 FEET TO A POINT IN FLAT CREEK, SAID POINT BEING THE SOUTHWEST CORNER OF TERRELL, SAID POINT ALSO BEING ON THE WEST LINE OF PROPERTY CONVEYED TO RALPH LYNN, JR., AS OF RECORD IN DEED BOOK 7421, PAGE 65, R.O.D.C., TN;

THENCE, LEAVING SAID CREEK AND FOLLOWING THE COMMON LINES WITH SAID LYNN PROPERTY SOUTH 21 DEGREES 41 MINUTES 30 SECONDS EAST 34.95 FEET TO AN IRON ROD (OLD) SAID ROD BEING THE SOUTHWEST CORNER OF SAID LYNN PROPERTY;

THENCE, CONTINUING WITH LYNN NORTH 72 DEGREES 46 MINUTES 29 SECONDS EAST 80.65 FEET TO AN IRON ROD (NEW);

THENCE, NORTH 78 DEGREES 11 MINUTES 49 SECONDS EAST 87.43 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 89 DEGREES 37 MINUTES 34 SECONDS EAST 35.77 FEET TO AN IRON ROD (NEW), SAID ROD BEING THE SOUTHEAST CORNER OF SAID LYNN PROPERTY;

THENCE, CONTINUING WITH LYNN NORTH 14 DEGREES 43 MINUTES 40 SECONDS EAST 9.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,037,110 SQUARE FEET OR 46.77 ACRES.

BEING THE SAME PROPERTY CONVEYED TO IROQUOIS ASSET MANAGEMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM IROQUOIS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200312300183527, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

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

2. Plat of record in Book 4175, page 127, in the Register's Office of Davidson County, Tennessee.

3. Easement Grant from Kroger Company to Edwin B. Raskin, Trustee, and Eastgroup Properties, of record in Book 6870, Page 972, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Public Utilities from Eastgroup Properties to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 8348, Page 117, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Easement Agreement, by and between Iroquois, LLC and Joan K. Raskin; Peter B. Law; Andrew R. Law; and Iroquois II, LLC, of record in Instrument No. 200312180180630, in the Register's Office of Davidson County, Tennessee.

6. Easement(s) granted the State of Tennessee in Deed of record in Book 8235, Page 842, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Water and Sewers from Bernie W. Terrell Enterprises, Inc. to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 4788, Page 757, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Public Utilities from Edwin B Raskin, Trustee, to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 7542, Page 296, in the Register's Office of Davidson County, Tennessee.

9. Slope Easement from Edwin B. Raskin, Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6528, Page 936, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Access, Ingress and Egress Easement Agreement, by and between Iroquois LLC and Edwin B. Raskin, Trustee, of record in Book 9702, Page 363, in the Register's Office of Davidson County, Tennessee.

11. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

12. Those matters shown on that certain ALTA/NSPS Survey prepared by Wamble & Associates, PLLC, dated May 31, 2018, last revised August 10, 2018

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:

