Bill Garrett Davidson County
Batch# 130174 DEEDWARRSP
08/16/2018 03:58:25 PM 4 pgs
Fees: $23.00 Taxes: $34,040.00
20180816-0081473

SPECIAL WARRANTY DEED

TO: Tara of the Gulch LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Division Street Partners,
a Tennessee general partnership

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Tara of the Gulch LLC Attn: Anup Patel 8832 Blakeney Professional Drive, Suite 202 Charlotte, NC 28277	Same	093-14-0-565.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

The actual consideration for this transfer is $9,200,000.00.

Affiant

Sworn to and subscribed before me, this 14 day of August, 2018.

Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Division Street Partners**, a Tennessee general partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Tara of the Gulch LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 910 Division Street, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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, Seller has caused this Special Warranty Deed to be executed effective as of the 13 day of August, 2018.

SELLER:

Division Street Partners,
a Tennessee general partnership

By: _____
George N. Spiva, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Division Street Partners, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 13 day of August, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 5, as shown on the map entitled Edgehill Estates, Section 66, of record in Plat Book 4460, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DIVISION STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from SPATH ENTERPRISES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, of record as Instrument No. 20060918-0115607, dated September 14, 2006, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 4460, page 157, amended in Book 4762, page 233, said Register's Office.