ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Infinity Properties Partnership LLC 200 Hill Avenue Nashville, TN 37210	106-10-0-015.00	Same as New Owner
This instrument prepared by: Michael P. Davis, Attorney, 201 4th Ave N, Ste 150, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WHITCOMB FAMILY LIMITED PARTNERSHIP**, a Tennessee limited liability company (the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey to **INFINITY PROPERTIES PARTNERSHIP LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 217-219 Blanton Avenue, Davidson County, Tennessee, 37210.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend

Bill Garrett Davidson County
Batch# 135042 DEEDWARRSP
08/29/2018 04:04:34 PM 4 pgs
Fees: $23.00 Taxes: $4,902.50

20180829-0085878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2018.

Notary Public
My Commission Expires:

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

7/3805828.1

the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 27 day of August, 2018.

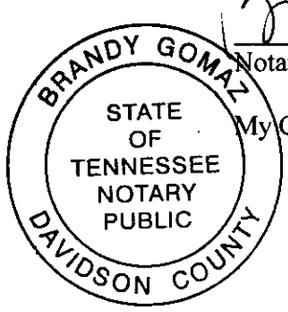
GRANTOR:
Whitcomb Family Limited Partnership,
a Tennessee limited partnership

By: _____
Name: Mary Emily Whitcomb
Its: General Partner

STATE OF TENNESSEE)
COUNTYOFDAVIDSON_____)

Before me, the undersigned, Brandy Gomaz, a Notary Public in and for the State and County aforesaid, personally appeared Mary Emily Whitcomb, 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 General Partner of Whitcomb Family Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that as such General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as such General Partner.

WITNESS my hand and seal at office in Nashville, Tennessee this the 27 day of August, 2018.



Brandy Gomaz
Notary Public

My Commission Expires: 7-5-21

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Sain Industrial Park, of record in Book 5210, page 328, 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 WHITCOMB FAMILY LIMITED PARTNERSHIP, by deed from WILLIAM BUCKLAND, of record as Instrument No. 20110816-0063163, dated July 29, 2011, said Register's Office.

Exhibit B
Permitted Encumbrances

1. 2018 county taxes to be assumed by Grantee.

2. Matters shown on the Plan of record in Book 5210, page 328, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, page 398, said Register's Office.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 5375, page 303, said Register's Office.

5. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated July 9, 2018, last revised August 27, 2018 and designated as Drawing No. 18123.