(1)

Karen Y Johnson Davidson County
Batch# 137971 DEEDWARR
09/07/2018 01:44:54 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20180907-0088874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me on August 31, 2018.

PAMELA A. PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
SECP Hermitage GP, a Tennessee General Partnership 1040 Natchez Valley Lane Franklin, TN 37064	064-15-0-031.00	Same as New Owner
This instrument prepared by: Matthew Brothers, 401 Church Street Suite 2720, Nashville, Tennessee 37219		

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 which are hereby acknowledged, **Jane A. Bacon and Timothy C. Artist, wife and husband** ("Grantors"), have transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **SECP Hermitage GP, a Tennessee General Partnership** ("Grantee"), Grantee's successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantors further covenant and bind themselves to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 31st day of August, 2018.

Jane A. Bacon

Timothy C. Artist

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jane A. Bacon and Timothy C. Artist,** the herein named Grantors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2018.

Notary Public

My Commission Expires: _____

(SEAL)

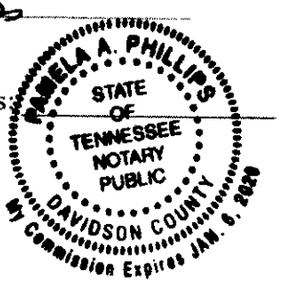


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lot 12, 13 and 14 and Lot 1, Resubdivision of Lot 15, 16 and 17, Andrew Jackson Business Park, Phase II of record in Instrument No. 20010831-0094800, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane A. Bacon and Timothy C. Artist, wife and husband by Warranty Deed from B.B. Doubleday Jr. of record in Instrument No. 20011001-0105474, Register's Office for Davidson County, Tennessee, dated September 28, 2001 and recorded on October 01, 2001. (Value of consideration shown in aforementioned deed $119,327.84.)

Being also known as 260 Jackson Meadows Drive, Hermitage, Tennessee 37076.

EXHBIT B

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements or claims of easements not shown by the Public Records.

3. Real property taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

4. Easements or claims of easements not shown by the Public Records.

5. Subject to all matters shown on the Plan of record in Instrument No. 20010831-0094800, Register's Office for Davidson County, Tennessee.

6. Utility Easement of record in Book 11617, Page 281, Register's Office for Davidson County, Tennessee.

7. Easement for right of way of record in Book 8874, Page 335, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Book 5861, Page 544, Book 7409, Page 799, Book 9612, Page 360 and Instrument No. 20010131-0009547, in the Register's Office for Davidson County, Tennessee.