Karen Y Johnson Davidson County
Batch# 148724 DEEDWARRSP
10/03/2018 04:01:42 PM 4 pgs
Fees: $23.00 Taxes: $13,072.10
20181003-0098404

This Instrument Prepared By:
Wood Stabell Law Group (NWS)
4535 Harding Pike, Suite 100
Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Greensboro I, L.P.		119-09-0-216.00
P.O. Box 8037	Same	119-09-0-224.00
Gallatin, TN 37066		119-09-0-225.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Five Hundred Thirty-Three Thousand and No/100 Dollars ($3,533,000.00).

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of October, 2018.

Notary Public

My Commission Expires: May 3, 2021

FOR AND IN CONSIDERATION OF the sum of Three Million Five Hundred Thirty-Three Thousand and No/100 Dollars ($3,533,000.00), the receipt and sufficiency of which are hereby acknowledged, **G AND G DEVELOPMENT**, a Tennessee general partnership composed of Gary M. Broadrick and Glenn H. Alexander ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GREENSBORO I, L.P.**, a Tennessee limited partnership ("Grantee"), its successors and assigns, certain tracts or parcels of real property located in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto (the "Property"). This is improved property commonly known as 523 Thompson Lane, 2917 Harlin Drive and 2919 Harlin Drive, Nashville, Tennessee.

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

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE – SPECIAL WARRANTY DEED

Witness my hand effective as of the 3 day of October, 2018.

GRANTOR:

G AND G DEVELOPMENT, a Tennessee general partnership

By: _____
Gary M. Broadrick, General Partner

By: _____
Glen H. Alexander, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nancy Stabell, a Notary Public of said County and State, personally appeared Gary M. Broadrick, 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 G AND G DEVELOPMENT, the within named bargainor, a Tennessee general partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing his name as General Partner of the general partnership.

Witness my hand and seal at Office, this 28th day of September, 2018

_____
Notary Public

My Commission Expires: _____

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nancy Stabell, a Notary Public of said County and State, personally appeared Glen H. Alexander, 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 G AND G DEVELOPMENT, the within named bargainor, a Tennessee general partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing his name as General Partner of the general partnership.

Witness my hand and seal, at Office, this 28th day of September, 2018

_____
Notary Public

My Commission Expires: _____

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Exhibit A

LAND in the 16th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot Nos. 78 and 79 and part of a tract marked "Young" on the Plan of Henry McNabb, of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, and-more particularly described as follows:

BEGINNING in the South right-of-way of Thompson Lane, 307 feet, more or less, West of the intersection of said Thompson Lane and the West right-of-way of Louise Drive; thence, leaving said Thompson Lane South 3 degrees 09' 06" West, 211.36 feet to an iron pin at the Northeast corner of said Lot 79; thence, along the East line of Lot 79 South 29 degrees 47' 51" East, 169.41 feet to an iron pin in the northerly right-of-way of Harlin Drive; thence, with said right-of-way, along a curve to the left, having a radius of 361.55 feet, a distance of 149.72 feet to an iron pin at the Southwest corner of Lot 78; thence, leaving said right-of-way along Lots 77 and 78, North 52 degrees 18' 27" West, 245.56 feet to the northwesterly corner of Lot 78; thence, along the westerly line of Lot 78 North 3 degrees 15' 00" East, 105.0 feet; thence, along the West line of said tract marked "Young" North 3 degrees 09' 06" East, 216.06 feet to the South right-of-way of Thompson Lane; thence, along said Thompson Lane South 87 degrees 45' 11" East, 209.87 feet to the point of BEGINNING and containing 2.14 acres, more or less.

Being the same property conveyed to G AND G DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP, by deed from WGT V, LLC, AN INDIANA LIMITED LIABILITY COMPANY, of record in Instrument No. 20091123-0107150 and Instrument No. 20091123-0107151, dated November 18, 2009, said Register's Office.

Exhibit B

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 119-09-0-216.00, 119-09-0-224.00 and 119-09-0-225.00.

2. Matters shown on the Plan of record in Plat Book 1130, page 79, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4100, page 438, Book 4100, page 442 and Book 4100, page 446, said Register's Office.

4. Easement for gas main to Nashville Gas and Heating Company of record in Book 1452, page 405, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 1333, page 387, said Register's Office.

6. Matters shown on ALTA/NSPS Land Title Survey, dated June 12, 2018, last revised July 18, 2018, prepared by Jason J. Stivers, Tennessee RLS No. 2219, Stivers Land Surveying, 1134 Lakewood Drive, Gallatin, Tennessee, 37066, Job No. 18-053.