This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Y Johnson Davidson County
Batch# 149242 DEEDWARRSP
10/04/2018 02:46:30 PM 5 pgs
Fees: $28.00 Taxes: $5,180.00
20181004-0098763

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Eastern Peak Real Estate, LLC 301 Demonbreun Street, Suite 1805 Nashville, Tennessee 37201	[SAME]	119-09-0-240.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LYZON PARTNERS, GP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **EASTERN PEAK REAL ESTATE, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 411 Thompson Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me this the 2nd day of October, 2018.

Notary Public

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

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 3 day of October, 2018.

GRANTOR:

LYZON PARTNERS, GP, a
Tennessee general partnership

By: James B. Foley
Name: James B. Foley
Its: Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Partner of Lyzon Partners, GP, the within named bargainor ("Grantor"), and that he as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as the Authorized Partner of Grantor.

Witness my hand and seal, at Office, as of the 3rd day of October, 2018.

Cathy Shields
Notary Public

My Commission Expires: 11.03.2020

CATHY L. SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING KNOWN AS LOT 1 ON THE SUBDIVISION OF THE LYZON, INC. PROPERTY, OF RECORD IN BOOK 5210, PAGE 183; AND LOT 1 ON THE FINAL PLAT, LOTS 1 AND 2, RESUBDIVISION OF SOUTHVALE SUBDIVISION, OF RECORD IN INSTRUMENT NO. 201803070021394, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLATS REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LYZON PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM LYZON, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 201506220059714, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

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

2. All matters shown on plats of record in Instrument No. 20180307-0021394 and Book 5210, Page 183, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Lyzon, Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4100, Page 422, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Lyzon, Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4253, Page 334, in the Register's Office of Davidson County, Tennessee.

5. Terms and conditions of that certain Reciprocal Access Easement dated September 10, 2018, of record as Instrument No. 20180910-0089079, in the Register's Office of Davidson County, Tennessee.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by James G. Terry, RLS No. 2287, James Terry & Associates, Job. No. 18131, dated September 4, 2018:

    a. Overhead utility lines that encroach the building without benefit of easement
    b. Decorative Sidewalk that encroaches on the east boundary of the property line
    c. 10' drainage easement passes through the building
    d. 30" oval CMP passes through the building
    e. Concrete pad encroaches the west property line
    f. Gravel parking area that may encroach on the west property line

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, 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: 5/6/2019

Notary Seal:

