THIS INSTRUMENT WSA PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Y Johnson Davidson County
Batch# 151368 DEEDWARRSP
10/15/2018 10:59:30 AM 6 pgs
Fees: $33.00 Taxes: $6,845.00
20181015-0101815

SPECIAL WARRANTY DEED

FROM: 11 Vaughns Gap RE, LLC, Grantor

TO: Boost Commons Development, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Boost Commons Development, LLC 11 Vaughns Gap Road Nashville, TN 37205	Same	P/O of 143-00-0-007

FOR AND IN CONSIDERATION OF the sum ONE MILLION EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,850,000.00), the receipt and sufficiency of which are hereby acknowledged, 11 Vaughns Gap RE, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Boost Commons Development, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 11 Vaughns Gap Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

Grantor further covenants with Grantee that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 10th day of October, 2018.

GRANTOR:

11 Vaughns Gap RE, LLC,
a Tennessee limited liability company

By: _____
Print Name: Robert W. Lowe, Jr.
Title: Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert W. Lowe, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Member of 11 Vaughns Gap RE, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of 11 Vaughns Gap RE, LLC, by the said Robert W. Lowe, Jr., as its Authorized Member.

WITNESS my hand and official seal at office this 10th day of October, 2018.

_____
NOTARY PUBLIC
My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is ONE MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS ($1,850,000.00).

_____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

EXHIBIT A

LEGAL DESCRIPTION

BEING a certain private element units situated in Davidson County, Tennessee, and further known as **Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54,** together with the appurtenant common elements, of **1101 Boost Commons**, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for **1101 Boost Commons**, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being a portion of the property conveyed to 11 Vaughns Gap RE, LLC, a Tennessee limited liability company by Special Warranty Deed from Westside Property Holdings, LLC, a Tennessee limited liability company, dated December 17, 2012, recorded December 26, 2012, of record in Instrument No. 20121226-0118488, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Property Taxes for the year 2018 and thereafter, not yet due and payable.

2. All matters appearing on the site-plan of Boost Commons attached as exhibit to the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto,

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 4764, page 710, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4889, page 188, Register's Office for Davidson County, Tennessee.

6. Easement Deed by Court Order granted to U.S. Sprint Communications, Co. of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

7. Terms, provisions, agreements, covenants, conditions, restrictions and easements as provided in deed of record in Book 3898, page 425, Register's Office for Davidson County, Tennessee.

8. Charter Right-of-Way for Seaboard Systems' Railroad (CSX) and any limitations thereon.

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY