Karen Y Johnson Davidson County
Batch# 152390 DEEDWARR
10/18/2018 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20181018-0103425

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00

Affiant

Subscribed and sworn to before me, this _____ day of October, 2018.

Notary Public
My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
BETHESDA WORKSHOPS, A TENNESSEE NOT-FOR-PROFIT CORPORATION **1945 Elm Tree Drive** **Nashville, TN 37201**	New Owner	Tax Parcel ID No. 095-14-0-115.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELM CORN GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BETHESDA WORKSHOPS, A TENNESSEE NOT-FOR-PROFIT CORPORATION,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

"SEE EXHIBIT A"

This is improved property commonly known as: **1945 ELM TREE DR, NASHVILLE, TN 37201**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that its has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2018.

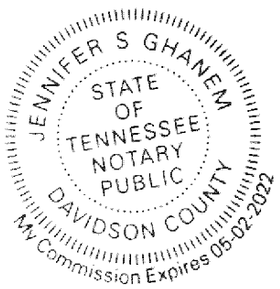
BY: **ELM CORN GENERAL PARTNERSHIP,**
A Tennessee General Partnership

RANDY WOLCOTT, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Randy Wolcott 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 Managing Partner of **ELM CORN GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, the within name bargainor, and that he, as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand, at office, this 17th day of October, 2018.



Notary Public
My Commission Expires: _____

EXHIBIT "A"

BEING a tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot No. 32 on the Plan of Metropolitan Industrial Park, Section 25, of record in Book 4350, Page 120, Register's Office for Davidson County, Tennessee, and being more particularly described according to an As-Built Survey by Barry M. Snow, Tennessee Registered Land Surveyor No. 1676, dated April 24, 2006, as follows:

BEGINNING at an iron pin on the southern Right-of-Way of Elm Tree Drive, said iron pin being the northwestern corner of the property herein described, also being the northeastern corner of Lot No. 33, Metropolitan Industrial Park, Section 26, of record in Book 4350, Page 121, Register's Office for Davidson County, Tennessee;

Thence, North 81 degrees 48 minutes 00 seconds East, along said southern Right-of-Way, a distance of 100.00 feet to an iron pin;

Thence, along a curve to the right, said curve forming the Rights-of-Way intersection of said Elm Tree Drive and Acorn Drive, said curve having an arc length of 78.54 feet, a radius of 50.00 feet and a chord bearing and distance of South 53 degrees 12 minutes 00 seconds East 70.71 feet to an iron pin in the western Right-of-Way of said Acorn Drive;

Thence, South 08 degrees 12 minutes 00 seconds East, along the western Right-of-Way of said Acorn Drive, a distance of 148.70 feet to an iron pin;

Thence, leaving the Right-of-Way of Acorn Drive, and along the northern line of Lot No. 14, Metropolitan Industrial Park, Section 11, of record in Book 4060, Page 110, Register's Office for Davidson County, Tennessee, South 81 degrees 48 minutes 00 seconds West, a distance of 150.00 feet to an iron pin, being the southeastern corner of said Lot No. 33;

Thence, North 08 degrees 12 minutes 00 seconds West, along the eastern line of said Lot No. 33, a distance of 198.70 feet to the Point of BEGINNING.

Containing 0.67 acres or 29,268.5 square feet, more or less.

Being the same property conveyed to ELM CORN GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JPS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160613-0059381, dated June 10, 2016, said Register's Office. ELM CORN GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP having since leased to BETHESDA WORKSHOP, A TENNESSEE NOT-FOR-PROFIT CORPORATION, by Memorandum of Lease Agreement and Option to Purchase of record in Instrument No. 20160722-0075650, said Register's Office.

True Copy Certification

I, Elizabeth Preston, 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, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020