This Instrument Prepared By:
Thomas E. Gossett, Esq.
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 152554 DEEDWARRSP
10/18/2018 03:51:30 PM 6 pgs
Fees: $33.00 Taxes: $20,350.00
20181018-0103668

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map & Parcel No.:*
Leonard Lee Magill and Tammy Lynn Magill, Co-Trustees 1930 Air Lane Drive Nashville, TN 37210	Same	09514012500

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, WVF AIR LANE, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto LEONARD LEE MAGILL AND TAMMY LYNN MAGILL, AS CO-TRUSTEES OF THE MAGILL COMMUNITY PROPERTY TRUST U/A/D SEPTEMBER 27, 2018 ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1930 Air Lane Drive, Nashville, Tennessee 37210.

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, and that the same is unencumbered, except for the matters set forth on Exhibit B (the "Permitted Encumbrances").

AND 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 not further or otherwise, subject however to the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 18th day of October, 2018.

WVF AIR LANE, LLC,
a Tennessee limited liability company

By: _____
William L. Vallett, Jr., President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda Reynolds, a Notary Public in and for said County and State, William L. Vallett, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of WVF AIR LANE, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 15 day of October, 2018.

_____
NOTARY PUBLIC

My Commission Expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,500,000.

AFFIANT

Subscribed and sworn to before me this 18th day of October, 2018.

NOTARY PUBLIC

My Commission Expires:
9/24/2022

AMY MIZE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-24-2022

4840-2044-1208.2

Exhibit A

Legal Description

Land situated in the 15th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee being Lot 2 of the "Resubdivision of Lot 10, Metropolitan Industrial Park, Phase One, Section Twenty-Three", of Record by Instrument #20130509-0047113, Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning at an iron rod (old) on the westerly right-of-way margin of Airlane Drive (a 60-foot wide right-of-way), the northeast property corner of this Lot and being the southeasterly property corner of Joseph V. Turner, of Record by Instrument #20050202-0012272, R.O.D.C., Tennessee and proceeding as follows:

From the Point of Beginning and with said right-of-way margin and leaving said Turner, southeastwardly a distance of 16.18 feet along a curve concave to the west having a radius of 970.00 feet and a central angle of 00°57'21" and being subtended by a chord which bears South 08°44'54" East 16.18 feet to an iron rod (old);
Thence, South 08°16'14" East, a distance of 347.58 feet to an iron rod (old), the southeast property corner of this Lot;
Thence, leaving said right-of-way margin and along or near the northerly property line of Airlane Properties, LLC, of Record by Instrument #20020531-0066250, R.O.D.C., Tennessee, North 84°00'14" West, a distance of 443.89 feet to an iron rod (old), the southwesterly property corner of this Lot;
Thence, leaving Airlane Properties and along or near the easterly property line of Bellsouth Telecommunications, Inc., of Record by Instrument #20090223-0015520, R.O.D.C., Tennessee, in part and Ronald M., Jerry C. and Steven R. Dennis of Record by Instrument #20121129-0109616, R.O.D.C., Tennessee, in part, North 08°35'46" East, a distance of 397.00 feet to an iron rod (old) the northwest property corner of this Lot;
Thence, leaving said Dennis and with the common property line of this Lot and the southerly property line of Lot 1, Resubdivision of Lot 10, Metropolitan Industrial Park, Phase One, Section Twenty-Three, South 86°25'32" East, a distance of 159.95 feet to an iron rod (old);
Thence, with the westerly and southerly property lines of Joseph V. Turner, of Record by Instrument #20050202-0012272, R.O.D.C., Tennessee, South 04°16'23" East, a distance of 9.84 feet to an iron rod (old);
Thence, southeastwardly a distance of 41.32 feet along a curve concave to the northeast having a radius of 30.00 feet and a central angle of 78°54'55" and being subtended by a chord which bears South 43°43'51" East 38.13 feet to an iron rod (old);
Thence, South 83°11'33" East, a distance of 50.41 feet to an iron rod (old);
Thence, South 44°01'51" East, a distance of 11.49 feet to an iron rod (old);
Thence, southeastwardly a distance of 29.76 feet along a curve concave to the northeast having a radius of 20.00 feet and a central angle of 85°15'22" and being subtended by a chord which bears South 57°12'43" East 27.09 feet to an iron rod (old);
Thence, North 80°09'36" East, a distance of 65.17 feet to the Point of Beginning and containing 142,700 square feet or 3.27 Acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated January 22, 2013, last revised June 5, 2013, prepared by J. Alan Cummings, TN No. 2351, Crawford and Cummings, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 13-005(0).

Being the same property conveyed to WVF AIR LANE, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20131126-0121535, in the Register's Office of Davidson County, Tennessee.

Together with a cross access easement created by Cross Access Easement Agreement recorded in Book 11085, page 597, as amended in Book 11371, page 284, said Register's Office, over the property described in Exhibit A to such Cross Access Easement Agreement.

Exhibit B

Permitted Encumbrances

1. Subject to all matters shown on the Plan of record as Instrument No. 20130509-0047113, Register's Office of Davidson County, Tennessee
2. Cross Access Easement Agreement of record in Book 11085, Page 597, Register's Office of Davidson County, Tennessee, as amended by First Amendment to Cross Access Easement Agreement of record in Book 11371, Page 284, Register's Office of Davidson County Tennessee.
3. Rights of tenant, as tenant only, under that certain unrecorded lease dated January 15, 2013 from Green-Little Properties, L.P., a Tennessee limited partnership, Landlord, to First Call Ambulance Service, LLC, a Tennessee limited liability company, Tenant, and amended by First Amendment to Lease Agreement dated October 21, 2013, unrecorded.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX