RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004

Escrow No.: Z1826097

Karen Y Johnson Davidson County
Batch# 152684 DEEDWARRSP
10/19/2018 09:58:30 AM 8 pgs
Fees: $43.00 Taxes: $1,849.61
20181019-0103826

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 499,894

AFFIANT

Sworn to and subscribed before me this the 6 day of Sept 2018.

NOTARY PUBLIC
My Commission Expires:

M. BURTON
Notary Public - Arizona
Maricopa County
Expires 09/15/2020

THIS INSTRUMENT PREPARED BY:
Woodburn and Wedge
6100 Neil Rd., Ste 500
Reno, NV 89511

Person or Agency Responsible For payment of taxes:

ACV Watkins Portfolio I, LLC
465 First Street West, 2nd Floor
Sonoma, CA 95476

PROPERTY OWNER AND ADDRESS:

ACV Watkins Portfolio I, LLC
465 First Street West, 2nd Floor
Sonoma, CA 95476

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred ($100.00) Dollars, cash in hand paid, and other good, valuable and satisfactory considerations, the receipt of all of which is hereby acknowledged, the undersigned, **WATKINS INVESTMENTS LIMITED PARTNERSHIP**, a Nevada limited partnership **("Grantor")** has this day bargained and sold and does hereby transfer and convey unto **ACV WATKINS PORTFOLIO I, LLC**, a Delaware limited liability company, **("Grantee")** that certain tract or parcel of land lying and being in Davidson County, Tennessee, and as more particularly bounded and described in Exhibit A, attached hereto and made a part hereof ("Legal Description of Property").

TO HAVE AND TO HOLD said lot or parcel of land, together with the improvements thereof and the appurtenances, thereunto belonging unto the said Grantee, its successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate; that Grantor has a good and perfect right to sell and convey the same, and that it is free and unencumbered except for the Permitted Exceptions in Exhibit B, attached hereto and made a part hereof (the "Permitted Exceptions"). Subject to those Permitted Exceptions, the Grantor will forever warrant and defend the title thereto against the lawful claims and demands of all persons claiming by and through the Grantor only, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument for the purposes therein contained on this the 30th day of August, 2018.

WATKINS INVESTMENTS LIMITED PARTNERSHIP, a Nevada limited partnership

By: Watkins Investments, LLC,
a Nevada limited liability company
Its: General Partner

By: Lance C. Watkins
Name: Lance. C. Watkins
Its: Manager

STATE OF NEVADA
COUNTY OF WASHOE

On 8/23/18

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Lance C. Watkins, with whom I am personally acquainted, and who, upon oath, acknowledged Manager, to be the Manager of Watkins Investments, LLC, a Nevada limited liability company, the General Partner of Watkins Investments Limited Partnership, a Nevada limited partnership, and that he as such Manager, being authorized so to do, executed the within instrument for the purposes therein contained as such Manager of the limited liability company.

WITNESS MY HAND and official seal, at office, on this the 23rd day of August, 2018.

Notary Public

My Commission Expires: 6/5/2021

SHERYL A. HASCALL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 13-11538-2 - Expires June 5, 2021

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of Property

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. B, on the Plan of Resubdivision Lot B Rivergate Park, as shown on plat of record in Plat Book 4470, Page 110, as corrected in Book 4552, Page 646, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete

Together with the beneficial access easement as shown on Plat Book 4470, Page 110, as corrected in Plat Book 4552, Page 646, in the Register's Office of Davidson County, Tennessee.

Together with beneficial access, drainage and utility easements as referenced in Deed Book 7081, Page 819 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WATKINS INVESTMENTS LIMITED PARTNERSHIP, a Nevada limited partnership by Quitclaim Deed of record in Book 10410, Page 224, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

SCHEDULE B

1. Real Estate Taxes and assessments for the year 2018 and subsequent years, a lien not yet due and payable.
2. No Insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

3. Subject to all matters shown on the Plan of record in Plat Book 4470, Page 110, as corrected in Book 4552, Page 646, Register's Office for Davidson County, Tennessee, as shown on the Survey.
   - Access, Drainings and Utility Easements shown
   - Property is bisected by Nashville/Goodlettsville city limits line

4. 20- foot wide Utilities and Drainage Easement to Lawrence A. Watkins, his heirs and assigns, forever, recorded February 27, 1985, as referenced in deed of record in Book 6500, Page 628, Register's Office for Davidson County, Tennessee and as shown on the ALTA/NSPS Survey by Ernest C. Drake, RLS No. 2604, of EI Consultants, dated August 6, 2018. last revised August 29, 2018, Job No. 384231(the "Survey")

5. Intentionally Deleted

6. Terms and conditions of tht certain unrecorded Lease dated _____, 20__ between Watkins Investments limited Partnership, a Nevada limited Partnership, as landlord and Genuine Parts Company, a Georgia corporation, as Tenant, as assigned to ACV Watkins Portfolio I, LLC, a Delaware limited liability company, as landlord, in that Certain Assignment and Assumption of Lease oated _____, 2018 , recorded _____, 2018, in Book _____, Page _____.

7. Deed of Trust from ACV Watkins Portfolio I, LLC, a Delaware limited liability company to _____, Trustee, to secure an indebtedness in the amount of $_____ for the benefit of American National Insurance Company, dated _____as of _____, 2018 and of record in Instrument No. _____, Register's Officer of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).