ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Pichoslap Development Company, LLC 41 Peabody Street Nashville, TN 37210	Same as New Owner	081-08-0-024.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BLB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **904 BUCHANAN PARTNERS**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **PICHOSLAP DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is unimproved property known as 904 Buchanan Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature on the following page]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,903,000.00.

Brooke Baird
Affiant

Subscribed and sworn to before me this 16th day of November, 2018.

Theresa Hostetler
Notary Public
My Commission Expires: 10-7-2019

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Karen Y Johnson Davidson County
Batch# 162269 **DEEDWARRSP**
11/19/2018 11:35:24 AM 5 pgs
Fees: $28.00 Taxes: $7,041.10

20181119-0113640

4846-1956-2354.1
11/16/2018

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 16th day of ~~October,~~ November 2018.

904 BUCHANAN PARTNERS

By: Bon Urban Properties, Managing Partner

By: BPI Crabtree Family Investments, LLC, Managing Partner

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, 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 President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, the Managing Partner of Bon Urban Properties, the Managing Partner of the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 16 day of ~~October,~~ November 2018.

_____
Notary Public

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

1503-21

EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, BEING Lots Nos. 1, 2, 3 & 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Lot No. 1 of the Woodward Plan called Maple Grove Plan, of record in Book 57, page 83, Register's Office for Davidson County fronts 56 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back between lines 153 feet on the westerly side and 175 feet more or less on the easterly side along the westerly margin of Ninth Avenue North to an alley in the rear, on which it measures 13 feet.

Lot No. 2 and the easterly 18 2/3 feet of Lot No. 3 join, and front together 51 2/3 feet on the northerly side of Buchanan Street, and run back between lines 150 feet on the west line of the part of Lot No. 3, and 153 feet on the easterly line of Lot No. 2, to an alley on which they measure 51 2/3 feet.

Lot No. 4 and the remaining westerly feet of Lot No. 3 adjoin and front together 48 1/3 feet on the northerly side of Buchanan Street and run back between parallel lines a distance of 150 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property vested in the State of Tennessee for the use and benefit of the Department of Highways by Consent Judgment of record in Book 4173, page 46, said Register's Office, described as follows:

Land in Davidson County, Tennessee, beginning at the intersection of the northerly margin of Buchanan Street and the westerly margin of Ninth Avenue, said point of intersection being the southeasterly corner of Lot No. 1 of the Woodward Plan, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 also being part of that tract of land conveyed to Julia A. Waller by deed of record in Book 1338, page 518, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Buchanan Street and the southerly boundary of said tract of land conveyed in Book 1338, page 518, Register's Office for Davidson County, Tennessee, North 75 degrees 33 minutes 46 seconds West 54.19 feet to a point; thence North 4 degrees 51 minutes 19 seconds West 9.74 feet to a point; thence eastwardly along an arc curving to the right and having a radius of 603.96 feet, 45.15 feet to a point on the westerly margin of Ninth Avenue; thence along the westerly margin of Ninth Avenue and the easterly boundary of said Waller tract, South 17 degrees 57 minutes 14 seconds East 26.65 feet to the point of beginning, containing 842 square feet, plus or minus.

Also INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property conveyed to the City of Nashville by deed of record in Deed Book 1129, page 503, said Register's Office, described as follows:

Beginning at the southeast corner of the property belonging to us located at the northwest corner of Ninth Avenue North and Buchanan Street, running thence in a westerly direction, and with the rear line of the present sidewalk located on the northerly side of Buchanan Street 107 feet to a point, said point being approximately 44 feet east of the westerly line of Lot No. 4 in Maple Grove Plan; thence in an easterly direction in line with the rear of the present sidewalk line extended, a distance of 100 feet more or less to a point where said rear sidewalk line extended would intersect the sidewalk now on the westerly side of

Ninth Avenue North; thence in a southerly direction with the rear line of said Ninth Avenue sidewalk, a distance of approximately 20 feet to the beginning.

Being the same property conveyed to BON URBAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from SULEIMAN ABOUS and SALAH AYESH, of record in Instrument No. 20140505-0038024, dated May 1, 2014, said Register's Office.

Being the same property conveyed to 904 BUCHANAN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from BON URBAN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20141119-0106760, dated November 18, 2014, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20180802-0075830 and Instrument No. 20180802-0075831, said Register's Office.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 081-08-0-024.00.

2. Matters shown on the Plan of record in Book 57, page 83, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement of record in Instrument No. 20170411-0035310, Register's Office of Davidson County, Tennessee.

4. Declaration of Access and Cross Parking Easements of record in Instrument No. 20180822-0083302, Register's Office of Davidson County, Tennessee.