This Instrument Prepared By:

Baker Donelson Bearman Caldwell & Berkowitz, PC
211 Commerce, Suite 800
Nashville, TN 37201
Attn: John A. Gupton III

Karen Y Johnson Davidson County
Batch# 162577 DEEDWARRSP
11/20/2018 10:26:30 AM 7 pgs
Fees: $38.00 Taxes: $7,400.00
20181120-0114104

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
ATP Investments, LLC 5215 Harding Road Nashville, TN 37205	Same
Map & Parcel No.: 09310021500 (Tract I) and 09310021400 (Tract II)	

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, I, **John M. McDonald, as trustee of the CFM Investment Trust, Dated November 23, 2016** ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **ATP Investments, LLC** ("Grantee"), Grantee's its successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This Property is improved property known as 600 6th Ave. South, Nashville, Tennessee 37203, Tract I and 536 Lafayette Street, Nashville, Tennessee 37203, Tract II.

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

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, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on Exhibit "B" attached hereto.

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 no further or otherwise, subject however to the matters set forth on Exhibit B.

[signature page to follow]

4843-5992-3066
2945819-000001

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 19th day of November, 2018 to be effective Nov. 19th, 2018

John M. McDonald, Trustee of the CFM Investment Trust, U/T/A dated November 23, 2016

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **John M. McDonald, as Trustee of the CFM Investment Trust, U/T/A dated November 23, 2016**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 19th day of November, 2018.

KRISTINE M. FRIEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Notary Public

[SEAL]

My Commission Expires: March 8, 2022

4843-5992-3066
2945819-000001

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Elizabeth Peebles
AFFIANT

Subscribed and sworn to before me this 19th day of November, 2018.

Jodean M. King
NOTARY PUBLIC

My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

4843-5992-3066
2945819-000001

EXHIBIT A

Description of the Property

Tract I:

Parcel I:

COMMENCING AT A POINT WHICH IS THE SOUTHEASTERLY CORNER OF SOUTH HIGH STREET AND LEE AVENUE, AND RUNNING THENCE EASTWARDLY ALONG THE SOUTHERLY MARGIN OF LEE AVENUE, ONE HUNDRED AND SIX (106) FEET, MORE OR LESS, TO A POINT, WHICH IS THE INTERSECTION OF SAID LEE AVENUE MARGIN WITH A LINE TEN (10) FEET DISTANT FROM, WEST OF AND PARALLEL WITH, THE WESTERN FENCE OF MY FRAME COTTAGE YARD, THENCE SOUTHWARD, TEN (10) FEET ALONG SAID LAST MENTIONED LINE, TEN (10) FEET AWAY FROM MY FENCE, TO A POINT WHICH IS TEN (10) FEET WESTWARD FROM SAID FENCE AND TEN (10) FEET SOUTHWARD FROM SAID MARGIN OF LEE AVENUE, THENCE WESTWARD EIGHTY-FOUR (84) FEET, MORE OR LESS, TO A POINT IN THE EASTERN BOUNDARY LINE OF SOUTH HIGH STREET, EXACTLY SIXTY SEVEN (67) FEET FROM THE SOUTHEASTERN CORNER OF LEE AVENUE AND HIGH STREET, THENCE NORTHWARD ALONG THE EASTERN MARGIN OF SOUTH HIGH STREET SIXTY SEVEN (67) FEET TO THE INTERSECTION OF THIS SOUTH HIGH STREET MARGIN WITH THE SOUTHERLY MARGIN OF LEE AVENUE, THE BEGINNING POINT; THE ABOVE DESCRIBED PLAT OF GROUND IS COMPOSED OF A PORTION OF THAT PURCHASED BY ME FROM GEORGE W. HALE AS RECORDED IN BOOK 230, PAGE 208, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND OF A PORTION OF THAT BOUGHT BY ME OF THOMAS S. WEAVER CLERK AND MASTER, AND RECORDED IN BOOK 232, PAGE 417, OF SAID REGISTER'S OFFICE.

Parcel II:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF MARGIN OF SOUTH HIGH ST. NOW 6TH AVENUE, WHICH POINT IS 67 FEET SOUTHWARD FROM THE SOUTHEAST CORNER OF S. HIGH AND LEE AVENUE AND THIS POINT IS THE SOUTHERLY CORNER OF THE PROPERTY CONVEYED BY ME TO THE SAID MRS. FANNIE NEWWORTH BY DEED RECORDED IN BOOK 305, PAGE 204, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, RUNNING THENCE SOUTHEASTWARD WITH THE EASTWARD LINE OR MARGIN OF SOUTH HIGH ST. (80.0) EIGHTY FEET, MORE OR LESS TO THE NORTHERLY BOUNDARY LINE OF LOT NO. ONE IN A.V.S. LINDSLEY SUBDIVISION OF LOT NO. 130 EWING AND WETMORE PLAN, THENCE EASTWARD ALONG THIS BOUNDARY LINE OF SAID LOT (105) ONE HUNDRED AND FIVE FEET MORE OR LESS TO AN ALLEY; THENCE NORTHWARD ALONG THE MARGIN OF THIS ALLEY (68) SIXTY EIGHT FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF LEE AVE.; THENCE WESTWARD ALONG THIS MARGIN OF LEO AVENUE (45 1/2) FEET MORE OR LESS TO THE NORTHEASTWARD CORNER OF THE ABOVE MENTIONED FANNIE NEWWORTH LOT; THENCE SOUTHWARD TEN FEET ALONG HER SAID LOT; THENCE SOUTHWARD ALONG THE BOUNDARY LINE OF HER SAID LOT (84.3) EIGHTY FOUR AND THREE TENTHS FEET MORE OR LESS TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN M. MCDONALD, AS TRUSTEE OF THE CFM INVESTMENT TRUST, DTD. NOVEMBER 23, 2016, BY DEED FROM S. C.

MCDONALD, JR., OF RECORD IN INSTRUMENT NO. 201611230123960, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tract II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 OF A.V.S. LINDSLEY'S SUBDIVISION OF LOT NO. 130 OF BARROW GROVE PLAN, OF RECORD IN BOOK 84, PAGE 249, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT IS ALSO KNOWN AS PARCEL NO. 35 STATE HIGHWAY PLAN. PROJECT NO. S. N. 56-D(1) 1941 IN THE ENGINEER'S OFFICE FOR THE CITY OF NASHVILLE, TENNESSEE.

BEGINNING AT A POINT ON THE NORTH MARGIN OF LAFAYETTE STREET, BEING THE POINT WHERE THE WEST LINE OF SAID LOT STRIKES LAFAYETTE STREET; THENCE, IN AN EASTERLY DIRECTION ALONG THE NORTHERLY MARGIN OF SAID LAFAYETTE STREET 54 FEET, MORE OR LESS, TO A POINT; THENCE, IN A NORTHEASTERLY DIRECTION 17 FEET, MORE OR LESS, TO A POINT; THENCE, IN A NORTHEASTERLY DIRECTION 44 FEET, MORE OR LESS, TO A POINT, IN A SOUTHERLY DIRECTION 63 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. MCDONALD, AS TRUSTEE OF THE CFM INVESTMENT TRUST, DTD. NOVEMBER 23, 2016, BY DEED FROM S. C. MCDONALD, JR. AND WIFE, CAROL F. MCDONALD, OF RECORD IN INSTRUMENT NO. 201611230123959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2019, and subsequent years; a lien, not yet due and payable. (Both Tracts)

2. All matters shown on plat of record in Book 84, Page 249, in the Register's Office of Davidson County, Tennessee. (Tract II)

3. Easement(s) contained in Deed of record in Book 423, Page 39, in the Register's Office of Davidson County, Tennessee. (Tract I)

4. Rights of others in and to the alley contiguous to the property. (Tract I)

5. That portion of the land embraced within the bounds of any public road or thoroughfare. (Both Tracts)

6. Rights of tenant, as tenant only, under unrecorded lease with Dangure H. Robinson, dated September 1, 2018. (Tract I)

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

