Karen Y Johnson Davidson County
Batch# 164328 DEEDWARRSP
11/21/2018 10:13:30 AM 7 pgs
Fees: $38.00 Taxes: $7,770.00
20181121-0114522

SPECIAL WARRANTY DEED

FROM: 1211 57th Avenue M.U. LLC and
1211 57th Avenue T.O. LLC,
Grantor

TO: ECG Nations, LP,
Grantee

THIS INSTRUMENT
PREPARED BY:
J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner as follows:

ECG Nations, LP
118 16th Avenue South
Suite 200
Nashville, TN 37203

Name and Address of the Entity Responsible for the Payment of Real Property Taxes:

ECG Nations, LP
118 16th Avenue South
Suite 200
Nashville, TN 37203

Map-Parcel Number(s):
091 06 0 247.00 and
portion of
091 06 0 249.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is TWO MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($2,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of November, 2018.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: 03-10-19

FOR AND IN CONSIDERATION OF the sum of TWO MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($2,100,000.00), the receipt and sufficiency of which are hereby acknowledged, 1211 57th AVENUE M.U. LLC, a Tennessee limited liability company, and 1211 57th AVENUE T.O. LLC, a Tennessee limited liability company, (collectively, the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto ECG

NATIONS, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1211 57th Avenue North, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[Signature Page Follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of November, 2018.

GRANTOR:

1211 57th AVENUE M.U. LLC, a Tennessee limited liability company

By: _____
Michael Kenner, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Sonya C. Starnes, a Notary Public of said County and State, personally appeared Michael Kenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President of 1211 57th AVENUE M.U. LLC, the within named bargainor, a Tennessee member managed limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 14 day of November, 2018.

_____
Notary Public

My Commission Expires: 03-10-19

SONYA C. STARNES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

1211 57th AVENUE T.O. LLC, a Tennessee limited liability company

By: _____
Michael Kenner, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Sonya C. Starnes, a Notary Public of said County and State, personally appeared Michael Kenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President of 1211 57th AVENUE T.O. LLC, the within named bargainor, a Tennessee member managed limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of November, 2018.

_____
Notary Public

My Commission Expires: 03-10-19

SONYA C. STARNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

EXHIBIT A

Property Description

BEING LOT NO. 1 OF THE SUBDIVISION PLAT OF 1211 57TH AVE NORTH & 0 58TH AVE NORTH, AS RECORDED IN INSTRUMENT NO. 20181018-0103608, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID PLAT IS HEREBY REFERENCED FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

Being all that property conveyed to 1211 57th Avenue M.U. LLC, a Tennessee Limited Liability Company by Special Warranty Deed recorded 10/06/2017 in Instrument 20171006-0102959, in the offices of the Register of Deeds Davidson County, TN.

Being a portion of that property conveyed to 1211 57th Avenue T.O. LLC, a Tennessee Limited Liability Company by Special Warranty Deed recorded 10/06/2017 in Instrument 20171006-0102963, in the offices of the Register of Deeds Davidson County, TN.

EXHIBIT B

Encumbrances

1. Taxes for the year 2019, and subsequent years, a lien not yet due and payable.
2. Matters shown on recorded Instrument 20181018-0103608 in the offices of the Register of Deeds, Davidson County, TN.
3. Matters shown on Plat Book 57 at Page 172, in the offices of the Register of Deeds, Davidson County, TN.
4. Matters shown on the plat of survey by Michael H. Charette, 2048, dated 11/12/18.
5. The terms and conditions of and the rights of others in and to the use of easements set out in that certain Easement Agreement as recorded in Instrument _____, in the offices of the Register of Deeds, Davidson County, TN.

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

