Karen Y Johnson Davidson County
Batch# 170777 DEEDWARRSP
12/05/2018 01:49:37 PM 6 pgs
Fees: $33.00 Taxes: $42,550.00
20181205-0118630

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Trinity Place, L.P.	Trinity Place, L.P.	059-16-0-246.00
1011 Cherry Avenue	1011 Cherry Avenue	059-16-0-247.00
Nashville, Tennessee 37203	Nashville, Tennessee 37203	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eleven Million Five Hundred Thousand and No/100 Dollars ($11,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of November, 2018.

Maggie Harrell
Notary Public

MAGGIE HARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/19

For and in consideration of the sum of Eleven Million Five Hundred Thousand and No/100 Dollars ($11,500,000.00), the receipt and sufficiency of which are hereby acknowledged, Trinity Hills, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Trinity Place, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, certain tracts or parcels 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 located at 400 E. Nocturne Drive, Daivdson County, Tennessee.

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, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except 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 APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 5th day of ~~November~~ December, 2018.

GRANTOR:

TRINITY HILLS, L.P., a Tennessee limited partnership,

By: Trinity Hills GP, LLC, a Tennessee limited liability company, its General Partner

By: _____
Phillip L. Owen, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, Maggie Harrell, a Notary Public of said County and State, personally appeared Phillip L. Owen, 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 Trinity Hills GP, LLC, a Tennessee limited liability company, the sole general partner of Trinity Hills, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such President of Trinity Hills GP, LLC executed the foregoing instrument for the purposes therein contained, by signing his name as President of Trinity Hills GP, LLC, in its capacity as general partner of Trinity Hills, L.P.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27th day of November, 2018.

Maggie Harrell
Notary Public

My Commission Expires:

7/8/19

MAGGIE HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at a point in the east margin of Manila Street, said point being North 7 degrees 31 minutes 43 seconds East 40.25 feet from a concrete monument at the intersection of the south margin of Nocturne Drive with east margin of Manila Street;

THENCE North 7 degrees 31 minutes 43 seconds East 267.93 feet with said margin of Manila Street to an iron pin;

THENCE North 10 degrees 33 minutes 43 seconds East 480.42 feet with said margin of Manila Street to an iron pin;

THENCE South 79 degrees 26 minutes 17 seconds East 50.0 feet to an iron pin;

THENCE North 10 degrees 33 minutes 43 East 50.0 feet to an iron pin;
THENCE easterly 168.22 feet with a curve to the left, said curve having a radius of 275.00 feet and a central angle of 35 degrees 02 minute 56 seconds to an iron pin;

THENCE North 75 degrees 32 minutes 43 seconds East 188.55 feet to an iron pin;

THENCE southeasterly 431.97 feet with a curve to the right, said curve having a radius of 225.00 feet and a central angle of 110 degrees 00 minutes to an iron pin;

THENCE South 5 degrees 32 minutes 43 seconds West 55.58 feet to a point;

THENCE southwesterly 475.85 feet with a curve to the left, said curve having a radius of 578.38 feet and a central angle of 47 degrees 08 minutes 17 seconds to a point;

THENCE South 45 degrees 55 minutes 43 seconds West 516.33 feet to the point of beginning and containing 7.06 acres or 307,593 square feet.

Easement No. 1 (Roadway and Utility Easement)

BEGINNING at the southwest corner;

THENCE North 7 degrees 31 minutes 43 seconds East 40.25 feet to a point;

THENCE North 45 degrees 55 minutes 43 seconds East 52.00 feet to a point;

THENCE northwesterly 39.27 feet with a curve to the left having a radius of 25 feet to a point;

THENCE North 44 degrees 04 minutes 17 seconds West 36.03 feet to a point in the west boundary line;

THENCE North 7 degrees 31 minutes 43 seconds East 89.32 feet to a point;

THENCE South 44 degrees 04 minutes 17 seconds East 91.51 feet to a point;

THENCE southeasterly 39.27 feet with a curve to the left having a radius of 25 feet;

THENCE North 45 degrees 55 minutes 43 seconds East 312.78 feet to a point;

THENCE easterly 474.45 feet with a curve to the right having a radius of 603.38 feet to a point;

THENCE northeasterly 37.28 feet with a curve to the left having a radius of 25 feet to a point in the east boundary line;

THENCE South 5 degrees 32 minutes 43 seconds West 48.55 feet to the southeast corner;

THENCE southwesterly 475.85 feet with a curve to the left having a radius of 578.38 feet to a point;

THENCE South 45 degrees 55 minutes 43 seconds West 516.33 feet to the point of beginning.

Being the same property conveyed to Trinity Hills, L.P by Special Warranty Deed of record as Instrument No. 20010102-0000389 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par.059-16-0-246.00 and 059-16-0-247.00.

2. All matters as shown on the Plat of Trinity Hills Village Apartments of record in Plat Book 4675, Page 80, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Grant of Easement by and between Comcast of Nashville I, LLC and Trinity Hills, L.P., of record as Instrument No. 20130517-0050092, said Register's Office.

4. Declaration of Land Use Restrictive Covenants of Record as Instrument No. 20011228-0143453, said Register's Office.

5. Terms and conditions of the Roadway & Utility Easement referred to in the Warranty Deed of record in Book 4621, page 773, in said Register's Office and as shown in the deed of record as Instrument No. 20010102-0000389, said Register's Office.