Karen Y Johnson Davidson County
Batch# 172501 DEEDWARR
12/11/2018 08:58:30 AM 5 pgs
Fees: $28.00 Taxes: $11,840.00
20181211-0120336

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

29778-1F
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Heffington Properties, LLC 1450 Elm Hill Pike, Nashville, TN 37210	New Owner	10600001201

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Avi Properties, L.L.C., a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Heffington Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the southerly part of Lot No. 7 on the Plan of the Lands of Wm. G. M. Campbell, of record in Book 843, Page 30, Register's Office for said County, and described according to a copy of a survey thereof made January 27, 1965 by William Collier Parrish Associates, as follows;

BEGINNING at an iron pin in the Northeast intersection of Elm Hill Pike and Spence Lane; thence, with the margin of Spence Lane, North 2 deg. 26' East 420.26 feet to an iron pin at the Southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education, as shown by Proceeding in the County Court under Rule No. 44300; thence, with the line of said Board of Education Property, North 85 deg. 19' East 418.99 feet to an iron pin; thence, South 2 deg. 26' West 417.93 feet to an iron pin in the North margin of Elm Hill Pike; thence, with the margin of the same, South 85 deg. 00' West 419.28 feet to the POINT OF BEGINNING.

INCLUDED in the above description, but expressly excluded herefrom, is a strip or parcel of land being a part of the southerly part of Lot No. 7 on the plan of the lands of Wm. G. M. Campbell, as of record in Book 843, Page 30, Register's Office for said County, and described according to a survey made by the Engineering Division of the Public Works Department of The Metropolitan Government of Nashville and Davidson County known as Project 63-R-2, Spence Lane, as follows:

BEGINNING at an iron pin in the Northeast intersection of Elm Hill Pike and Spence Lane; thence, with the present easterly margin of Spence Lane, North 2 deg. 26' East 420.26 feet to an iron pin at the Southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education as shown by proceedings in the County Court under Rule No. 44300; thence, with the line of said Board of Education property, North 85 deg. 05' East 13.23 feet to a point on the new relocated easterly margin of Elm Hill Pike; thence, South 1 deg. 49' West 63.26 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence, southeasterly 265.51 feet along a curve that has a 1954.51 foot radius on the new relocated easterly margin of Elm Hill Pike to the end of said curve; thence, South 5 deg 58' East 40.83 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence, southeasterly 38.95 feet along a curve that has a 25 foot radius to the end of said curve; thence, North 84 deg. 46' East 351.81 feet along the new relocated northerly margin of Elm Hill Pike, the same being parallel to and 40 feet from the centerline of said Pike to a point; thence, South 2 deg. 12' West 24.0 feet along Francis & Lusky Company, Inc. East property line to a point on the present northerly margin of Elm Hill Pike; thence, with the margin of the same, South 85 deg. West 419.28 feet to the POINT OF BEGINNING.

Said excluded strip being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Francis & Lusky Co., Inc., of record in Book 4174, Page 334, said Register's Office.

BEING all of the same property conveyed to Avi Properties, L.L.C., a Tennessee limited liability company by Warranty Deed dated August 28, 2006 from RLJM Partners, a Tennessee limited partnership, of record in Instrument No. 20060831-0107896, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1450 Elm Hill Pike, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of December, 2018.

AVI Properties L.L.C.,
a Tennessee limited liability company

By: _____
Name: Jonathan Oppenheimer
Its: Principal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jonathan Oppenheimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Principal of AVI Properties L.L.C., a Tennessee limited liability company, and who further acknowledged that he, as such Principal, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Principal for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of December, 2018.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

_____
NOTARY PUBLIC
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

_____
Affiant

Subscribed and sworn to before me this 10th day of December, 2018.

CHRISTI BUNO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

_____
Notary Public
My Commission Expires: 3/3/20

EXHIBIT A

Permitted Encumbrances

1. Rights and claims of tenants in possession, as tenants only, pursuant to unrecorded leases.

2. General or special taxes and assessments required to be paid in the year 2019 and subsequent years. Tax Map ID Number: 10600001201.

3. All Matters as shown on the Plan of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee.

4. Remaining portion of Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3990, Page 978, said Register's Office, after Right-of-Way Dedication to Metro Government, of record in Book 4174, Page 334, said Register's Office.

5. All Matters as shown on the ALTA/NSPS Land Title Survey of 1450 Elm Hill Pike, Wamble & Associates, J.L. Whitson, Tennessee R.L.S.# 1732, dated November 8, 2018 as File No. 954-0118.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019