This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Karen Y Johnson Davidson County
Batch# 177223 DEEDWARRSP
12/21/2018 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $11,470.00
20181221-0124518

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00.

Affiant
Sworn to and Subscribed before me on this the 20th day of December, 2018.

NOTARY PUBLIC
My Commission Expires: 3/10/19

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

| Address of New Owners | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| NNP Woodland LLC | Same | P.O. 082-15-0-053.00 |
| 714 Spence Lane, Nashville, TN 37217 | | |
| Attn: Nitesh Patel | | |

# SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James F. Chandler** and **Jerry K. Chandler**, hereinafter called Grantors, have this day bargained and sold, and by these presents do transfer and convey all their right, title and interest unto **NNP Woodland LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, forever, in the following described tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

**Tract 1:**

**Land in Nashville Davidson County, Tennessee, described as follows:**

**Beginning at a point in the north line of a 16-foot alley, closed by Bill No. 099-1674, said point being the most easterly southwest corner of a parcel of land conveyed by Humble Oil and Refining Company to the State of Tennessee by Warranty Deed dated March 23, 1961;**

**Thence South 64 deg 42 min 21 sec West with the north line of said alley and the south line of Lots Nos. 139, 140 and 141 a distance of 104.06 feet to the**

**south or southwest comer of Lot No. 141 in the east right-of-way line of Interstate Driver (formerly 3rd street);**
**Thence North 25 deg 22 min 47 sec West with the west line of Lot No. 141 and the east right-of-way line of Interstate Drive 124.73 feet to an iron rod set at the intersection of the easterly right-of-way line of Interstate Drive and the southerly right-of-way line of James Robertson Parkway; Thence with the southerly right-of-way line of James Robertson Parkway, along a curve to the right with an arc length of 31.71 feet, the radius of which is 20.00 feet, the central angle of which is 90 deg 51 min 03 sec, the chord of which is North 20 deg 16 min 57 sec East, 28.49 feet to an iron rod set;**

**Thence North 65 deg 42 min 20 sec East, 83.44 feet to an existing concrete monument at the intersection of the southerly right-of-way line of James Robertson Parkway and the westerly right-of-way line of Interstate 24; Thence leaving the southerly right-of-way line of James Robertson Parkway with the westerly right-of-way line of Interstate 24, South 25 deg 28 min 47 sec East, 144.01 to the point of beginning, containing 14,742 square feet of land more or less, according to a survey by Michael H. Charette TN RLS #2048 dated November 26, 2018.**

**<u>Tract 2:</u>**

**Land in Davidson County, Tennessee, described as follows:**

**Being parts of Lots Nos. 120, 121 and 122 on the Plan of Shelby's Third Addition to Edgefield, now East Nashville, as of record in Book 21, page 43, Register's Office for said County; described as follows:**

**Beginning at an iron rod set at the intersection of the easterly right-of-way line of Interstate Drive and the northerly right-of-way line of Woodland Street;**

**Thence with the easterly right-of-way line of Interstate Drive, North 25 deg 22 min 47 sec West, 140.40 feet to a point at the intersection of the easterly right-of-way line of Interstate Drive and the southerly right-of-way line of Alley No. 258, closed by Bill No. 099-1674;**

**Thence leaving the easterly right-of-way line of Interstate Drive with the southerly right-of-way line of Closed Alley No. 258, North 64 deg 42 min 21 sec East, 104.06 feet to a point at the intersection of the southerly right-of-way line of Closed Alley No. 258 and the westerly right-of-way line of Interstate 24;**

**Thence with the westerly right-of-way line of Interstate 24, South 25 deg 28 min 47 sec East, 140.65 feet to an existing concrete monument at the**

**intersection of the westerly right-of-way line of Interstate 24 and the northerly right-of-way line of Woodland Street:**

**Thence with the northerly right-of-way line of Woodland Street, South 64 deg 50 min 36 sec West, 104.33 feet to the point of beginning, containing 14,643 square feet more or less, according to a survey by Michael H. Charette TN RLS #2048 dated November 26, 2018.**

**Being part of the same property conveyed to James F. Chandler and Jerry K. Chandler, a one-half (1/2) undivided interest each as tenants in common, by Special Warranty Deed from Metropolitan Development and Housing Agency, of record in Book 11673, page 733, dated 09/21/1999, Register's Office for Davidson County, Tennessee.**

This is improved property known as 301 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with said Grantee that Grantors are lawfully seized and possessed of said property, that Grantors have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for the following: (1) 2019 Davidson County Taxes, and subsequent years, are a lien but not yet due and payable, and will be paid by the Grantees in full when due; (2) Subject to any and all matters as recorded on a Plat of record in Book 21, page 43, said Register's Office; (3) Subject to Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the East Bank Redevelopment District of record in Book 10078, page 364, and as amended in the Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the East Bank Redevelopment District of record in Book 10169, page 1, and as amended in the East Bank Redevelopment Plan Containing Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency with Supplemental Requirements of record in Book 11625, page 241, said Register's Office; (4) Subject to Restrictive Covenants contained in instrument of record in Book 3761, page 277, said Register's Office; (5) Subject to Rights of Nina Elizabeth Taggart Steele as set forth in the Agreed Order of Possession, Condemnation and Settlement entered in the Third Circuit Court of Davidson County, Tennessee, No. 98C-3414, a certified copy of which is of record in Book 11544, page 203, said Register's Office; (6) Subject to Permanent Utility Pole and Anchor Easement of record in Book 11652, page 553, said Register's Office; (7) Subject to Development Agreement Between Metropolitan Development and Housing Agency and James F. Chandler and Jerry K. Chandler of record in Book 11673, page 738, said Register's Office; (8) Subject to Lack of direct access to and from controlled access highway of record in Book 3177, page 93, and Book 3219, page 439, said Register's Office; (9) Subject to an easement and rights retained by Metropolitan Government of Nashville and Davidson County in Ordinance Number 00991674 as to the Abandoned Alley adjoining Tract 1 and Tract 2; (10) Subject to all matters shown on the survey of the property prepared by Michael H. Charette, Tennessee License No.

2048, dated November 26, 2018; (11) Subject to any claim that any part or all or of the land is or was underwater and riparian rights if any; and (12) Subject to right-of-way for public road(s) and any applicable zoning and building regulations, all visible easements, restrictions and limitations of record.

GRANTORS COVENANT with the said Grantee that the property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except that no warranty is made as to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors.

WITNESS this the 20 day of December, 2018.

**James F. Chandler**

**Jerry K. Chandler**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **James F. Chandler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of December, 2018.

NOTARY PUBLIC
My Commission expires: 7-24-19

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Jerry K. Chandler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of December, 2018.

NOTARY PUBLIC
My Commission expires: 7-24-19

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

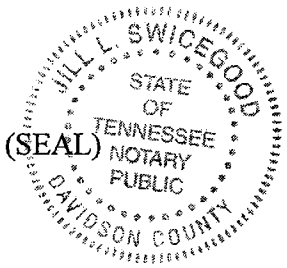
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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