Karen Y Johnson Davidson County
Batch# 177869 DEEDWARRSP
12/26/2018 11:47:30 AM 6 pgs
Fees: $33.00 Taxes: $17,575.00
20181226-0125116

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
3rd Avenue South Holdings, LLC 970 Overton Lea Road Nashville, Tennessee 37220	Same	10507043500 10507044900 10507044300

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, UNIQUE HOLDINGS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to 3RD AVENUE SOUTH HOLDINGS, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 21 day of December, 2018.

UNIQUE HOLDINGS, LLC

By: _____

Name: Christopher Williams

Title: Sole Member

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Christopher Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Unique Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 21 day of December, 2018.

_____

Notary Public

My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

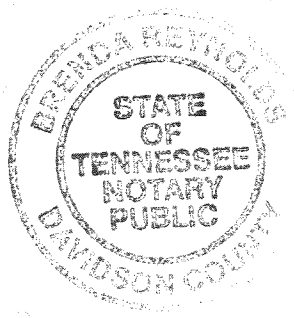
STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,750,000.00.

Sworn to and subscribed before me this 20 day of December, 2018.

Notary Public



My Commission Expires:

3/10/19

EXHIBIT A

Tract I - Map/Parcel: 10507043500

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Tennessee Mat Subdivision, as shown on plat of record in Plat Book 7900, Page 787, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

AND

Tract II - Map/Parcel: 10507044900

Tract No.1: Being Lot No. 3 on the Plan titled "Hamilton vs Hancock" entered in Plan Book 1 at Page 101 in the Clerk and Master's Office for the Chancery Court at Nashville, Tennessee and for said county.

Said Lot No. 3 fronts 38 feet on the westerly margin of 3rd Avenue South, formerly College Street, and extends back 102 feet on the northerly line and 85 feet on the southerly line to the northeasterly margin of the right of way of the L&N, formerly the N&C Railroad.

Tract No. 2: Being the unnumbered lot referred to as Lot No. 1 in the deed to which reference is hereinafter made and the Lot No. 2, which front together on the westerly margin of 3rd Avenue South, formerly College Street, on the Plan of Lots No. 2 belonging to John Lumsden of record in Book 57, Page 116, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Unique Holdings, LLC, a Tennessee limited liability company, by Warranty Deeds of record in Instrument No. 20130605-0057076, in the Register's Office of Davidson County, Tennessee.

Tract III - Map/Parcel: 10507044300

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tennessee Mat Subdivision, as shown on plat of record in Plat Book 7900, Page 787, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Together with a perpetual easement for any lawful purpose other than the erection of an permanent structure thereon (the "Easement") running the land bordering Lot No. 2 on the aforementioned plat of Tennessee Mat Subdivision and more particularly described as follows:

Beginning at a northeasterly corner of Lot 2 on the Plan of Tennessee Mat Subdivision as of record in Plat Book 7900, Page 787, Register's Office for Davidson County, Tennessee;

Thence, South 40 degrees 36 minutes 57 seconds East 11.00 feet to a point;

Thence, South 48 degrees 54 minutes 18 seconds West 52.05 feet to a point;

Thence, South 68 degrees 33 minutes 09 seconds West 32.72 feet to a point;

Thence, North 48 degrees 54 minutes 18 seconds East 82.95 feet to the point of beginning containing 742 square feet or 0.017 acres.

Being the same property conveyed to Unique Holdings, LLC, a Tennessee limited liability company, by Warranty Deeds of record in Instrument No. 20160127-0008032, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2019, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 7900, Page 787, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Plat Book 161, Page 147, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Plat Book 57, Page 116, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Plat Book 1, Page 101, Chancery Court for Davidson County, Tennessee.

6. Easement retained under Ordinance No. 83-89, as recorded in Book 9437, Page 477, Register's Office for Davidson County, Tennessee.

25861636.1

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).