This Instrument Prepared By and Please Return To:
Gene Groseclos
Cooper Realty Investments, Inc.
903 North 47th Street
Rogers, AR 72756

Karen Y Johnson Davidson County
Batch# 180940 DEEDWARRSP
01/04/2019 03:09:30 PM 7 pgs
Fees: $38.00 Taxes: $1,850.00
20190104-0001258

SPECIAL WARRANTY DEED

THIS INDENTURE, is made and entered into to be effective this 2ND day of January, 2019, by and between **AMERICAN CENTER,** an Arkansas General Partnership (hereinafter called "Grantor"), and **ACKLEN PARK PARTNERS, LLC**, a Tennessee limited liability company, (hereinafter called "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of Davidson, State of Tennessee:

Legal description is included on the attached **Exhibit "A"** which is incorporated by this reference.

> Being a portion of the same property conveyed to American Center, an Arkansas general partnership, by Quantum Realty Partners Limited Partnership, a Delaware limited partnership by Quitclaim deed of record at Book 20030813, page 0115607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to those matters set forth on **Exhibit "B"** attached hereto and made a part hereof.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except as described in **Exhibit "B"** attached hereto, and that it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

FS# 75035

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

AMERICAN CENTER,
an Arkansas General Partnership

By: **COOPER REALTY INVESTMENTS, INC.**,
an Arkansas corporation, its Managing Partner

By: _____
Name: M. Kent Burger
Title: Executive Vice President

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF BENTON

Before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared M. Kent Burger, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Exec. Vice President of Cooper Realty Investments, Inc., an Arkansas corporation, the Managing Partner of **AMERICAN CENTER** an Arkansas General Partnership the within named Grantor and as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Cooper Realty Investments, Inc. as the Managing Partner of **AMERICAN CENTER** an Arkansas General Partnership.

WITNESS my hand and seal at office in Rogers, Ar., ____ this the 2nd day of January, 2019.

_____
Notary Public

My Commission Expires:
09/26/2024

J. HOPPER
Notary Public-Arkansas
Benton County
My Commission Expires 09-26-2024
Commission # 12400542

FS# 75035

Property Owner and Party Responsible For Payment of Real Property Taxes:

ACKLEN PARK PARTNERS, LLC
3309 Fairmont Drive
Nashville, TN 37203-1007
Attn: Frederick Grace

Tax Parcel Identification Number: 104-02-0-206.00

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of January, 2019 (Date of Closing).

My Commission Expires:
5/6/19

Notary Public

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Title Guaranty No.: 922593-NAS

FS# 75035

EXHIBIT A

ONE AMERICAN CENTER
RESERVE PARCEL "A"

TRACT NUMBER THREE

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northwesterly side of West End Circle and being Reserved Parcel "A", as shown in the plan of One American Center, as of record in Book 6250, Page 387, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the westerly margin of West End Circle, said point being South 50 degrees 54 minutes East 150.48 feet from the southerly margin of Hillcrest Place and being the southeasterly corner of the property conveyed to George Giankas and R. W. Terry, by deed of record in Book 4133, Page 662, R.O.D.C.;

Thence with said margin of West End Circle South 50 degrees 54 minutes East 13.42 feet to a point;

THENCE, continuing with said margin of West End Circle, with a curve to the right 144.13 feet to a point, said curve having a central angle of 88 degrees 40 minutes 21 seconds, a radius of 93.13 feet at tangent of 91.00 feet and a chord of South 06 degrees 33 minutes 11 seconds East 130.17 feet;

THENCE, continuing with said margin of West End Circle South 37 degrees 47 minutes West 1.53 feet to a point;

THENCE, leaving said margin or West End Circle with the easterly line at the property conveyed to Elizabeth B. Hardison, by deed of record In Book 1001, Page 646, R.O.D.C., North 50 degrees 54 minutes West, 106.56 feel to a point in the southerly line of the aforementioned George Giankas and R. W. Terry property;

THENCE, with said southerly line North 39 degrees 06 minutes East 92.50 feet to the point of beginning.

Containing 7,995 square feet or 0.18 acres, more or less.

EXHIBIT B

(Permitted Exceptions)

1 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2 Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3 Easements, liens or encumbrances or claims thereof, not shown by the Public Record.

4 Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5 Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records.

6 Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records.

7 Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

8 No insurance is afforded as to the acreage or square footage contained in the Land.

9 Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

Map & Parcel No. 10402020600:
2017 Davidson County taxes are Paid in the amount of $6,183.80;
No city taxes.

10 All matters shown on plat of record in Plat Book 6250, page 387, in the Register's Office of Davidson County, Tennessee.

11 Terms and provisions of Covenants and Restrictions Regarding Joint Use, Access and Maintenance, by American Center, of record in Book 6825, page 401; as rerecorded in Book 6869, page 693; as affected by Release of Covenants and Restrictions Regarding Joint Use, Access and Maintenance of record in Instrument No. 200012210125355, in the Register's Office of Davidson County, Tennessee.

12 Easements as set forth in Metro Bill Nos. 66-892, 081-618, 084-347, and 71-1510, Metro Clerk's Office for Davidson County, Tennessee.

13 Rights of parties in possession not shown by the Public Records.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

