Karen Y Johnson Davidson County
Batch# 182221 DEEDWARRSP
01/09/2019 03:52:52 PM 6 pgs
Fees: $33.00 Taxes: $48,544.00
20190109-0002530

This instrument prepared by and after recording return to:

Sklar Kirsh LLP
1880 Century Park East, Suite 300
Los Angeles, CA 90067
Attention: Andrew Kirsh, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Lion Avery, LLC c/o Lion Real Estate Group 600 Wilshire Blvd, Suite 302 Los Angeles, CA 90017 Attention: Mory Barak Email: mory.barak@lionreg.com	Lion Avery, LLC c/o Lion Real Estate Group 600 Wilshire Blvd, Suite 302 Los Angeles, CA 90017 Attention: Mory Barak Email: mory.barak@lionreg.com	120-05-0-199.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GLENGARRY PARTNERS**, a Tennessee General Partnership, as to a two thirds undivided interest, and Carolyn N. Tune (a single person), as to a one third undivided interest (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LION AVERY, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is the same real estate conveyed to the Grantor by Quitclaim Deed dated December 31, 1999 from Glengarry Partners, LP, a Tennessee limited partnership of record in Instrument No. 20010417-0037607, said Register's Office in Davidson County, Tennessee, Tax ID No. 120-05-0-199.00.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

Further, without warranty, Grantor does hereby quitclaim, transfer and convey to Grantee the real property described on Exhibit C attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of January, 2019.

GRANTOR:

GLENGARRY PARTNERS,
a Tennessee General Partnership

By: _____
Name: Hugh W. Entrekin
Title: Authorized Signatory

Carolyn N. Tune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is ~~$3,120,000.00~~ 13,120,000.00

_____
AFFIANT

Subscribed and sworn to before me, this 9 day of January, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

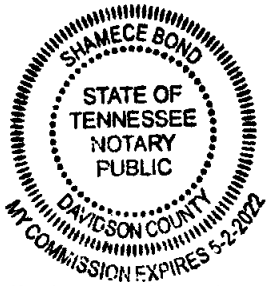
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Hugh W. Entrekin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the authorized partner of Glengarry Partners, a Tennessee general partnership, the within-named Grantor, and who further acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of partnership as such authorized partner.

Witness my hand and official seal this 7th day of January, 2019.

Notary Public

My Commission Expires:
05/02/2022



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn N. Tune**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, effective the 7th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 7-8-19

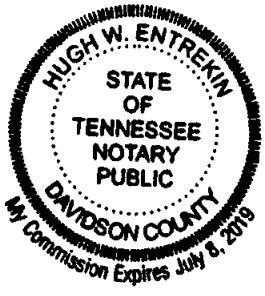


Exhibit "A"
Legal Description

Real property located in the City of Nashville, Davidson County, Tennessee, more particularly described as:

BEGINNING at an iron pin in the southwesterly margin of Murfreesboro Road, which point is 370 feet, more or less, South 48 degrees 47 minutes East of a concrete monument set in the southwesterly margin of Murfreesboro Road at the easterly end of the curve in the intersection of Murfreesboro Road and Glengarry Drive; thence South 48 degrees 47 minutes East 191.10 feet to. an iron pin in the margin of Murfreesboro Road; thence leaving said toad, South 28 degrees 59 minutes East 363.5 feet to an iron pin; thence South 30 degrees 3 minutes West 356.5 feet to an iron pin; thence South 39 degrees 48 minutes West 197.7 feet to an iron pin in the northeasterly margin of Winthorne Drive; thence with said margin of Winthorne Drive, North 39 degrees 37 minutes West 244.20 feet to an iron pin; thence around a slight curve to the left having a radius of 651.4 feet, a distance of 105.30 feet to an iron pin; thence North 48 degrees 53 minutes West 308.2 feet to an iron pin at the beginning of a curve to the right having a radius of 25 feet; thence with said curve 38.72 feet to an iron pin in the easterly margin of Glengarry Drive; thence with said margin and a curve to the left having a radius of 427.2 feet, a distance of 282.71 feet to an iron pin in the margin of Glengarry Drive; thence South 80 degrees 26 minutes East 156.10 feet to.an iron pin thence North 49 degrees 13 minutes, East 260.00 feet to the point of beginning.

Being the property conveyed to Glengarry Partners, a Tennessee General Partnership by Quitclaim Deed dated December 31, 1999 from Glengarry Partners, LP, a Tennessee limited partnership of record in Instrument No. 20010417-0037607, said Register's Office.

Exhibit "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 120-05-0-199.00.
Davidson County taxes for 2018, Map-Par. 120-05-0-199.00, $106,105.18, PAID.

2. Memorandum of Lease of record in Book 11470, Page 904, said Register's Office.

3. Grant of Easement of record in Instrument No. 201311220120417, said Register's Office.

4. The following matters shown on the plat of survey by Ernest C. Drake, TN RLS No. 2604 of AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597, dated October 17, 2018, last revised December 28, 2018, and designated as Job #395293:
a) Wood fence is located over the southwestern boundary in the right-of-way of Winthorne Drive
b) Chain link fence encroaches continuously over northern boundary as much as 2.6'
c) Chain link fence encroaches continuously over northwestern boundary as much as 1.1'
d) Chain link fence encroaches continuously over eastern boundary as much as 1.9' in the right-of-way of Murfreesboro Pike
e) Chain link fence encroaches continuously over southeastern boundary as much as 3.9' in the right-of-way of Briley Parkway
f) Concrete flume encroaches beyond western boundary into the right-of-way of Glengarry Drive
g) Guy wires encroach at one point across western boundary and three points across southwestern boundary.

EXHIBIT C

SURVEYED LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY MARGIN OF MURFREESBORO ROAD, WHICH POINT IS 370 FEET, MORE OR LESS, SOUTH 48 DEGREES 47 MINUTES EAST OF A CONCRETE MONUMENT SET IN THE SOUTHWESTERLY MARGIN OF MURFREESBORO ROAD AT THE EASTERLY END OF THE CURVE IN THE INTERSECION OF MURFREESBORO ROAD AND GLENGARRY DRIVE; THENCE SOUTH 48 DEGREES 47 MINUTES EAST 191.10 FEET TO AN IRON PIN IN THE MARGIN OF MURFREESBORO ROAD; THENCE LEAVING SAID ROAD, SOUTH 28 DEGREES 59 MINUTES EAST 363.5 FEET TO AN IRON PIN; THENCE SOUTH 30 DEGREES 3 MINUTES WEST 356.5 FEET TO AN IRON PIN; THENCE SOUTH 39 DEGREES 48 MINUTES WEST 197.7 FEET TO AN IRON PIN IN THE NORTHEASTERLY MARGIN OF WINTHORNE DRIVE; THENCE WITH SAID MARGIN OF WINTHORNE DRIVE, NORTH 39 DEGREES 37 MINUTES WEST 244.20 FEET TO AN IRON PIN; THENCE AROUND A SLIGHT CURVE TO THE LEFT HAVING A RADIUS OF 651.4 FEET, A DISTANCE OF 105.30 FEET TO AN IRON PIN; THENCE NORTH 48 DEGREES 53 MINUTES WEST 308.2 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET; THENCE WITH SAID CURVE 38.72 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF GLENGARRY DRIVE; THENCE WITH SAID MARGIN AND A CURVE TO THE LEFT HAVING A RADIUS OF 427.2 FEET, A DISTANCE OF 282.71 FEET TO AN IRON PIN IN THE MARGIN OF GLENGARRY DRIVE; THENCE SOUTH 80 DEGREES 26 MINUTES EAST 156.10 FEET TO AN IRON PIN THENCE NORTH 49 DEGREES 13 MINUTES, EAST 260.00 FEET TO THE POINT OF BEGINNING, AS SHOWN BY SURVEY OF ERNEST C. DRAKE, TN RLS NO. 2604 DATED OCTOBER 17, 2018, AEI CONSULTANTS, 2500 CAMINO DIABLO, WALNUT CREEK, CA 94597.

Being the same property conveyed to Glengarry Partners, a Tennessee General Partnership by Quitclaim Deed dated December 31, 1999 from Glengarry Partners, LP, a Tennessee limited partnership of record in Instrument No. 20010417-0037607, said Register's Office.