This Instrument Prepared By
And After Recorded Return To:
Allen Matkins Leck Gamble Mallory & Nastis LLP
Three Embarcadero Center, 12th Floor
San Francisco, CA 94111
Attn: Anthony Burney

Karen Y Johnson Davidson County
Batch# 183618 DEEDWARRSP
01/14/2019 02:35:30 PM 7 pgs
Fees: $38.00 Taxes: $23,594.90
20190114-0003626

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel Number(s):
Bond Street Fund 18, LLC c/o Bond Street Advisors Group, LLC 701 East Bay Street, Suite 515 Charleston, SC 29403 Attention: Michael Reynolds	Bond Street Fund 18, LLC c/o Bond Street Advisors Group, LLC 701 East Bay Street, Suite 515 Charleston, SC 29403 Attention: Michael Reynolds	075-00-0-210.00

STATE OF TENNESSEE

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DAVIDSON

W I T N E S S E T H

THAT on the 10th day of January, 2019, WVF PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), whose mailing address is 1104 Safety Harbor Cove, Old Hickory, Tennessee 37138, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration paid in cash to Grantor by BOND STREET FUND 18, LLC, a Delaware limited liability company ("Grantee"), has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the real property located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A attached hereto

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

This is improved property known as 3905 – 3923 Lebanon Pike, Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, together with all of the rights and interest thereunto belonging, unto Grantee, its successors and assigns, forever.

AND Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Property above conveyed and has full power,

authority and right to convey the same, and that the Property is hereby conveyed free and clear and unencumbered, except for those matters set forth on **Exhibit B** attached hereto (the "Permitted Encumbrances").

Grantor covenants that it will warrant and defend the title to the Property unto Grantee, its successors and assigns, against the lawful claims of all parties claiming by, through, or under Grantor, but no further or otherwise, subject however to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

WVF PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: William L. Vallett, Jr.
Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda Reynolds, a Notary Public in and for said County and State, William L. Vallett, Jr., 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 President of WVF PROPERTIES, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 7 day of January, 2019.

_____
NOTARY PUBLIC

My Commission Expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF California)
)
COUNTY OF San Francisco)

The actual consideration or value, whichever is greater, for this transfer is $6,377,000.00.

Michael D. Reynolds, AFFIANT

Subscribed and sworn to before me this 11th day of December, 2018.

NOTARY PUBLIC

My Commission Expires:

June 21, 2022

ATSUKO ISHIKAWA
Notary Public - California
San Francisco County
Commission # 2243871
My Comm. Expires Jun 21, 2022

Exhibit A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plat of Hermitage Hills Baptist Church, Phase III, as shown on plat of record as Instrument No. 20160914-0096847, in Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to WVF Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20101210-0098555 and by Quitclaim Deed of record as Instrument No. 20101210-0098556, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.
2. All matters shown on plat of record in Instrument No. 201609140096847, in the Register's Office of Davidson County, Tennessee.
3. Declaration of Easement from WVF Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 201111040086213, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by WVF Properties, LLC, of record in Instrument No. 201301040001284, in the Register's Office of Davidson County, Tennessee.
5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by WVF Properties, LLC, of record in Instrument No. 201507240072692, in the Register's Office of Davidson County, Tennessee.
6. Declaration of Easement from WVF Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 201510070102299, in the Register's Office of Davidson County, Tennessee.
7. Terms and provisions of Declaration of Use Restrictions, by WVF Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 201512020121357, in the Register's Office of Davidson County, Tennessee.

25801799.2

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

