Karen Johnson Davidson County
Batch# 188539 DEEDWARRSP
01/25/2019 04:21:58 PM 5 pgs
Fees: $28.00 Taxes: $25,900.00
20190125-0007803

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $7,000,000.00.

Affiant

Subscribed and sworn to before me this the 25th. Day of January, 2019.

Notary Public

My Commission Expires: 5 / 2 / 2022

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Abby Lane Properties-West, LLC 2049 Fransworth Drive Nashville, TN 37205 Attn: Michael D. Shmerling, Chief Manager	[SAME]	10406003000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DeMontbrun-Park Holdings, G.P.**, a Tennessee general partnership (successor in interest to DeMontbrun-Park Holdings, LLC, a Tennessee limited liability company pursuant to that certain merger filed of record with the Secretary of State for the State of Tennessee on October 13, 2017) and being the holder of an 85% undivided interest in the Property (described herein), and Randolph & Parks, Incorporated, a Tennessee for-profit corporation and being the holder of a 15% undivided interest in the Property (collectively, "Grantor"), have bargained and sold, and by these presents does

hereby transfer and convey unto **Abby Lane Properties-West, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2019 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Pages*]

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be executed as of the date set forth below.

GRANTOR:

DeMontbrun-Park Holdings, G.P., a Tennessee general partnership and being the holder of an 85% undivided interest in the Property

By: _____

Print Name: J.D. PARKS

Its: Managing Partner

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

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Managing Partner (*Title*) of the above-referenced entity (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness the 25th day of January, 2019.

_____
Notary Public

My Commission Expires: 5 / 5 / 20

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

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be executed as of the date set forth below.

GRANTOR:

Randolph & Parks, Incorporated, a Tennessee for-profit corporation and being the holder of a 15% undivided interest in the Property

By: _____

Print Name: J.D. PARKS

Its: President

STATE OF TN

COUNTY OF Davidson

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the President (*Title*) of the above-referenced entity (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness the 25th day of January, 2019.

_____
Notary Public

My Commission Expires: 5 / 5 / 20

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

Exhibit A

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Property located in Davidson County, Tennessee and more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Twenty-First Councilmanic District, Davidson County, Tennessee, located in the Northeast quadrant of the intersection of Acklen Park Drive and Park Drive, being Lot No. 1 A as shown on the Plan of West End Park, as of record in Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the Northerly right of way line of Park Drive said point being N 43 deg. 49' E, 100.00 feet from the Easterly right of way of Acklen Park Drive, extended; thence, with said right of way line S 43 deg. 49' W, 55.50 feet to a point; thence, continuing with said right of way line with a curve to the right 72.29 feet to a point in the Easterly right of way line of Acklen Park Drive; said curve having a central angle of 84 deg. 25", a radius of 49.06 feet, a tangent of 44.50 feet, and a chord of S 86 deg. 01' 30" W, 65.92 feet; thence, with said right of way line N 51 deg. 46' W, 155.50 feet to the point of intersection with the Southerly right of way line of Hill Crest Place, thence with said right of way line N 43 deg. 49' E, 100.00 feet to a point; thence, leaving said right of way with the Westerly line of property conveyed to Blue Cross and Blue Shield of Tennessee, by deeds of record in Book 8389, Pages 145 and 151, said Register's Office, S 51 deg. 46' E 200.00 feet to the point of beginning; containing 19,495 square feet or 0.45 acres, more or less.

Together with a one-seventh (1/7th) undivided beneficial interest in the trust, under which SunTrust Bank, as Trustee, successor by merger to Third National Bank in Nashville, Tennessee, successor by merger to Nashville Trust Company, holds legal title to the "laws, roadways, strips of land, and ornamental spots of ground" as shown on the Plan of West End Park, being that lawn area commonly known as Acklen Park (the "Lawns") for the use and benefit of all of the owners of property in West End Park, as established in Acklen Park Lawns Association Agreement and Declaration of Restrictive Covenants of record in Book 7358, Page 1, in said Register's Office.

Being the same property conveyed to DeMontbrun-Park Holdings, G.P., a Tennessee general partnership (successor in interest to DeMontbrun-Park Holdings, LLC, a Tennessee limited liability company pursuant to that certain merger filed of record with the Secretary of State for the State of Tennessee on October 13, 2017), as to an eighty-five (85) percent undivided interest and Randolph & Parks, Incorporated, a Tennessee corporation, as to a fifteen (15) percent undivided interest by Special Warranty Deed from 3212 West End, a Tennessee general partnership, recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0065360, in the Register's Office of Davidson County, Tennessee.