Karen Johnson Davidson County
Batch# 189470 DEEDWARRSP
01/29/2019 03:00:30 PM 5 pgs
Fees: $28.00 Taxes: $13,320.00
20190129-0008590

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **McKenzie Laird Ottinger Leach, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,600,000.00. Affiant Subscribed and sworn to before me, this 28th day of January, 2019. Notary Public My Commission Expires: 7/9/2020

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Douglas Village LLC 1410 51st Avenue North, Suite 107 Nashville, TN 37209	New Owner	07116015800

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Vaughn Manufacturing Co. Inc.**, a Tennessee corporation, f/k/a Wamser-Stewart-Vaughn Mfg. Co., a Tennessee corporation, also f/k/a Wamser, Stewart & Vaughn Manufacturing Company, Inc., a Tennessee corporation ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Douglas Village LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **747 Douglas Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 28 day of January, 2019.

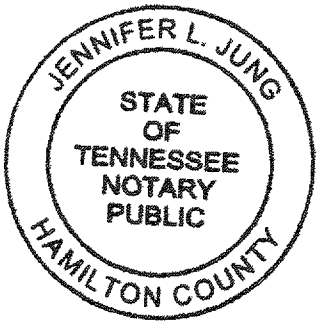
VAUGHN MANUFACTURING CO. INC.,
a Tennessee corporation

By: Mark Vaughn
Name: Mark Vaughn
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Mark Vaughn**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Vaughn Manufacturing Co. Inc., a Tennessee corporation, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 25th day of January, 2019.



Notary Public
My Commission Expires: 7/9/2022

EXHIBIT A
Legal Description

TRACT I

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point in the center of Mile End Avenue, formerly Drivers Lane, 267 feet westerly along the center of said lane from an old stone corner at the southeast corner of the original tract; running thence north 4 1/2° east 346 feet to the center of L & N Railroad; thence southwesterly along the center of said railroad 427.25 feet to the center of said Mile End Avenue, said point being the southwest corner of the original tract; thence with the center of said avenue south 85 1/2° east 245 1/2 feet to the beginning.

Being the same property conveyed to WAMSER-STEWART-VAUGHN MFG. CO., A TENNESSEE CORPORATION by Deed from W.F. Wamser and wife, Zena C. Wamser, dated October 23, 1945, of record in Book 1345, Page 318, in the Register's Office of Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, October 23, 1934, as follows:

Beginning in the center of Mile End Avenue at the southeast corner of the property conveyed to Thomas S. Hutchison by deed from Robert Aymett, et al., of record in Book 790, Page 740, Register's Office for said County; thence with the center of said Avenue, eastwardly 267 feet to the center of McFerrin Avenue; thence with the center of McFerrin Avenue, northwardly 586 feet to the right-of-way of the L. & N. R. R; thence with the same, southwestwardly 396 feet to the northeast corner of said Hutchison property; thence with the easterly line of same, southwardly 281 feet to the beginning.

LESS AND EXCEPT that property conveyed to the State of Tennessee by Judgment of record in Book 4613, Page 52, as modified of record in Book 4613, Page 56, as modified of record in Book 4613, Page 58, and as further modified of record in Book 4613, Page 60, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to WAMSER, STEWART & VAUGHN MANUFACTURING COMPANY, INC., A TENNESSEE CORPORATION by Deed from JAS. E. Covington, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, dated May 9, 1950, of record in Book 1846, Page 435, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

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

2. Possible right of the L&N Railroad (or current railroad line) to increase its right-of-way to the full extent of its charter.

3. Easement for slopes and lack of direct access as referenced in Judgment of record in Book 4613, Page 52, as modified of record in Book 4613, Page 56, as modified of record in Book 4613, Page 58, and as further modified of record in Book 4613, Page 60, in the Register's Office of Davidson County, Tennessee.

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

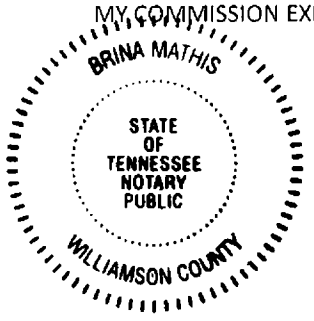
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(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).