Karen Johnson Davidson County
Batch# 196579 DEEDWARR
02/19/2019 02:55:30 PM 5 pgs
Fees: $28.00 Taxes: $7,585.00
20190219-0014956

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31495-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ventanas Holdings, LLC 3343 Perimeter Hill Drive Suite 110 Nashville, TN 37211	New Owner	16000005500

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Collier & Collier Properties, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Ventanas Holdings, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

CERTAIN improved real property located in the 32nd Councilmanic District of Davidson County, Tennessee and being more particularly described according to a Survey by H & H Land Surveying, Inc., dated June 10, 1998, as follows, to-wit:

BEGINNING at an iron pin (old) in the northerly right-of-way of Franklin Pike Circle, said point being the southwesterly corner of Nashville Lodge No. 72, B.P.O. Elk, of record in Book 4498, Page 118, Register's Office for Davidson County, Tennessee. Thence, with said right-of-way North 82" 45' 44" West, 148.61 feet to a concrete monument; thence, following the right-of-way of T.D.O.T. Project No. 112-65-2963075 with a curve to the right having a delta of 126° 50.28", a radius of 155.00 feet, a length of 343.14 feet and a chord of North 48° 05' 16" West, 277.24 feet to an iron pin (new); thence, continuing with said right-of-way for the following three calls: North 42° 24' 22" East, 17.50 feet to a concrete monument; thence, North 56° 12' 18" West, 5.90 feet to a concrete monument; thence, North 41° 42' 49" East, 65.60 feet to an iron pin (old), the POINT OF BEGINNING of this tract.

THENCE with the East right-of-way of Franklin Pike Circle North 36° 44' 02" East, 385.06 feet to an iron pin in the West line of Brentwood Properties (formerly Nashville Lodge No. 72, B.P.O. Elk); thence, South 00° 38' 29" East, 147.60 feet to an iron pin found; thence, South 02° 32' 05" West, 200.97 feet to an iron pin found in the Northeast corner of Country Suites Inns & Hotels Property; thence, with said Country Suites Inns & Hotels Property North Line, North 79° 53' 31" West, 226.59 feet to the POINT OF BEGINNING.

BEING all of the same property conveyed to Chad A. Collier, unmarried and John L. Collier, married as Tenants In Common, by Warranty Deed dated July 17, 2009 from Jack Case Wilson and wife, Anne V. Wilson, of record in Instrument No. 20090722-0068754, Register's Office for Davidson County, Tennessee, and further conveyed to Collier & Collier Properties, a Tennessee general partnership composed of Chad A. Collier and John L. Collier, by Quitclaim Deed dated May 31, 2018 from Chad A. Collier, married and John L. Collier, married, of record in Instrument No. 20180605-0053549, said Register's Office.

THIS is improved property known as 5560 Franklin Pike Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of February, 2019.

Collier & Collier Properties,
a Tennessee general partnership

By: _____
Name: Chad A. Collier
Its: Partner

By: _____
Name: John L. Collier
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad A. Collier, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Collier & Collier Properties, a Tennessee general partnership, the within-named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand, at office, this 19th day of February, 2019.

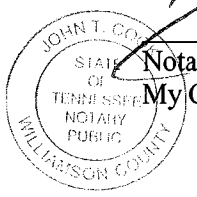
_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John L. Collier, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Collier & Collier Properties, a Tennessee general partnership, the within-named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand, at office, this 19th day of February, 2019.



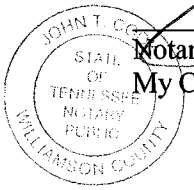
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me this
19th day of February, 2019.



Notary Public
My Commission Expires: 1/17/21

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 16000005500.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5746, Page 880, Register's Office for Davidson County, Tennessee.

4. The right-of-way of Franklin Pike Circle.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019