NEW OWNER:

550 MCCRORY TN LLC
2400 WOODLAWN ROAD
NORTHBROOK, IL 60062-5947

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0968

Map 96
Parcel 019.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 197134 **DEEDWARRSP**
02/20/2019 10:59:15 AM 4 pgs
Fees: $23.00 Taxes: $12,580.00

20190220-0015333

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten and 00/100 Dollars ($10.00)** cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STONEHORSE REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **550 MCCRORY TN LLC, an Illinois limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being **Lot No. 1** on the Subdivision of Lucius Agee Property of record in Plat Book 4660, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to STONEHORSE REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company, by Warranty Deed from Deanie L. Gregory, as Trustee of the 550 McCrory Creek Road Trust, dated December 19, 2014, and of record at Instrument Number 20141222-0116970, in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY having an address of 550 McCrory Creek Road, Nashville, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

THIS CONVEYANCE is made expressly subject to those exceptions listed on **Exhibit A** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 15th day of February, 2019.

STONEHORSE REAL ESTATE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
RICHARD D. COOK, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RICHARD D. COOK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Chief Manager** of **STONEHORSE REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 15th day of February, 2019.

_____
NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/29/19

****

The actual consideration or value, whichever is greater, for this transfer is $ 3,400,000.00

_____
AFFIANT

Sworn to and subscribed to before me this 15th day of February, 2018.

_____
NOTARY PUBLIC

STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/29/19

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, being **Lot No. 1** on the Subdivision of Lucius Agee Property of record in Plat Book 4660, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to STONEHORSE REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company, by Warranty Deed from Deanie L. Gregory, as Trustee of the 550 McCrory Creek Road Trust, dated December 19, 2014, and of record at Instrument Number 20141222-0116970, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Real Estate property taxes and assessments for the year 2019 and subsequent years, a lien but not yet due and payable. (Map 96, Parcel 019.00)

2. Subject to the rise, flow, overflow, exact location and meanderings of McCrory Creek, to the extent located upon or running adjacent to the land.

3. The rights of others in and to the use of McCrory Creek along the northern boundary line of the subject land.

4. Easement for the flow of the waters of the McCrory Creek and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of McCrory Creek, free from diminution or pollution.

6. Rights of residential tenants in possession, as tenants only, pursuant to the terms of unrecorded leases, as set forth on the rent roll attached as Schedule 1.

7. Subject to all matters shown on the plat of record in Book 4660, Page 18, including but not limited to flood elevation lines, as shown on the Survey.

8. Subject to all matters shown on the ALTA/NSPS Land Survey made by Matthew Dhority, TN RLS #2727, dated January 30, 2019, last revised on February 15, 2018, designated as Job No. V-1.00. (the "Survey")