Karen Johnson Davidson County
Batch# 209562 DEEDWARRSP
03/25/2019 10:40:30 AM 7 pgs
Fees: $38.00 Taxes: $7,030.00
20190325-0026643

SPECIAL WARRANTY DEED

FROM: DOINA VELICIU,
Grantor

TO: 1826 LEBANON PIKE PARTNERS, LLC,
a Tennessee limited liability company,
Grantee

This instrument was prepared by:

J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
1826 LEBANON PIKE PARTNERS, LLC 2313 21st Ave S, Nashville, TN 37212	SAME NAME AND ADDRESS AS NEW OWNER	095-09-0-005.00

STATE OF ~~TENNESSEE~~ Illinois)
COUNTY OF ~~DAVIDSON~~ Cook)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION NINE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,900,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21 day of March, 2019.

OFFICIAL SEAL
PATRICIA ANN DODD
Notary Public - State of Illinois
My Commission Expires 4/10/2022

Notary Public

My Commission Expires: 4/10/2022

FOR AND IN CONSIDERATION OF the sum of ONE MILLION NINE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,900,000.00), the receipt and sufficiency of which are hereby acknowledged, DOINA VELICIU, widowed ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto 1826 LEBANON PIKE PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or

parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as Donelson Hills apartments, 1826 Lebanon Pike, Nashville, TN 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successor and assigns forever.

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

Grantor does further covenant and bind Grantor, her successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successor and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[Signature Page Follows.]

201903250026643

Witness my hand this 21 day of March, 2019.

GRANTORS:

DOINA VELICIU

STATE OF ~~TENNESSEE~~ Illinois)
COUNTY OF Cook)

Personally appeared before me, PATRICIA ANN DODD, a Notary Public of said County and State, DOINA VELICIU, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lincolnwood, ~~Tennessee,~~ Illinois this 21 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 4/10/2022

OFFICIAL SEAL
PATRICIA ANN DODD
Notary Public - State of Illinois
My Commission Expires 4/10/2022

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EXHIBIT A

Property Description

BEING a tract of land in the 3rd Civil District (formerly the 15th), of Davidson County, Tennessee, being a part of Lot 3 of the Subdivision of the Old Corley Lands, of record in Minute Book Y, Page 279, County Court Clerk's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said tract begins at an iron pin at the intersection of the northwesterly right-of-way line of Lebanon Road the westerly right-of-way line of Omohundra Drive; thence with the northwesterly right-of-way line of Lebanon Road and a curve to the left with a radius of 989.95 feet a distance of 199.34 feet to an iron pin by others on said line; thence N 33 degrees W. 644.96 feet with L. M. McIntire's northeasterly line to an iron pin just past a fence and by some others; thence to the left of said fence approximately parallel to it S 87 degrees 53 minutes E. 417.53 feet with the southerly boundary of Foxwood Subdivision of record in Book 2900, Page 24, R.O.D.C., to an iron pin; thence with the line of Minnie and Odene Foster S 3 degrees 21 minutes W. 77 feet to an iron pin and S 87 degrees 53 minutes E. 165 feet to an iron pin on the westerly right-of way line of Omohundro Drive; thence with said right-of-way line S 8 degrees 36 minutes W. 349.93 feet to the point of beginning, and containing 4.03 acres, more or less.

Being the same property conveyed to Teodor Veliciu and wife, Doina Veliciu, by Warranty Deed of record in Instrument No. 20010321-0027514, in the Register's Office of Davidson County, Tennessee. Teodor Veliciu died on September 8, 2008 and Grantor obtained his interest as the survivor of them.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2019, a lien, not yet due and payable.
2. Visible easement for a 2 foot storm drain and an encroachment of an old fence (approximately 2 feet) as referenced in the deed of record in Book 5944, Page 640, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6369, Page 509, in the in the Register's Office for 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

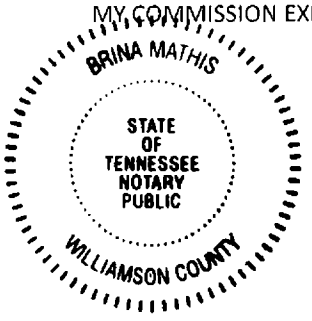
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).