Karen Johnson Davidson County
Batch# 212496 DEEDWARRSP
04/01/2019 04:00:30 PM 5 pgs
Fees: $28.00 Taxes: $20,350.00
20190401-0029396

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
ECG 49TN, LLC 118 16th Avenue South, Suite 200 Nashville, TN 37203	New Owner	91-7-108.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jackson Masonry, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ECG 49TN, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said Property together with all the improvements and fixtures thereon and all easements, privileges, appurtenances, estate, title and interest thereunto belonging unto the said Grantee, and Grantee's successors and assigns, in fee simple forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in EXHIBIT "B", which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27th day of March, 2019.

GRANTOR:

JACKSON MASONRY, LLC,
a Tennessee limited liability company

By: Rogers S. Jackson
Rogers S. Jackson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rogers S. Jackson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Jackson Masonry, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Jackson Masonry, LLC, by the said Rogers S. Suiter as its Member.

IN WITNESS WHEREOF, this the 27th day of March, 2019.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,500,000.00.

Rogers S. Jackson
Affiant

Subscribed and sworn to before me this 27th day of March, 2019.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in the 20th Council District of Nashville, Davidson County, Tennessee, including Lot Nos. 701 to 723, both inclusive (odd numbers) of Block 5, Lots 702 to 724, both inclusive (even numbers), of Block 15, a part of the westerly 1/2 of 48th Avenue North, as closed by Bill No. 703 of the City Council of the City of Nashville, and further closed by instrument of record in Book 1915, page 481, Register's Office for said County; that part of an alley lying between Blocks 5 and 15; and the South part of Louisiana Avenue, between 48th Avenue North and 49th Avenue North, which said alley and said Louisiana Avenue were also closed by said instrument of record in Book 1915, page 481, said Register's Office; all shown on the Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County:

Beginning at an iron rod (old) at the northeast intersection of 49th Avenue North and Tennessee Avenue, the southwest corner of the herein described property; Thence, with the easterly margin of 49th Avenue (50' r/w), North 02°06'21" West, a distance of 359.30 feet to an iron, set this survey; Thence, leaving said margin and with Humphreys County Properties, LLC, of record in Instrument No. 20180322-0027043, R.O.D.C., for the following 3 calls: 1. North 87°04'16" East, a distance of 346.06 feet to an iron rod (old), 2. South 01°55'19" East, a distance of 84.18 feet to an iron rod (old), 3. South 85°58'57" East, a distance of 223.75 feet to an iron rod (old); OP Village West Property, of record in Instrument No. 20141204-0111254, R.O.D.C., South 02°23'03" East, a distance of 346.79 feet to an iron rod (old) in the northerly margin of Tennessee Avenue (50' r/w); Thence, with said margin, South 88°08'51" West, a distance of 200.00 feet to an iron rod set this survey; Thence, with the easterly margin of Tennessee Avenue, (r/w 50') North 01°55'26" West, a distance of 84.00 feet to an iron rod set this survey; Thence, with the northerly right of way of Tennessee Avenue, South 88°46'22" West, a distance of 370.23 feet to the Point of Beginning, containing 4.68 acres, more or less, according to an ALTA/NSPA Land Title Survey made February 1, 2019, revised March 13, 2019, by J. Alan Cummings, Crawford & Cummins, P.C., Job No. 18-073.

Being the same property conveyed to Jackson Masonry by Quitclaim Deed from Rogers S. Jackson and wife, Maria Jackson, dated March 4, 1999, recorded March 5, 1999, of record in Book 11371, page 625, Register's Office for Davidson County, Tennessee.

For further reference see also Quitclaim Deed from Maria Gutierrez Jackson (a/k/a Maria Jackson) to Jackson Masonry, dated June 10, 2010, recorded July 14, 2010, of record in Instrument No. 20100714-0055211, as corrected by Scrivener's Affidavit correcting Grantee of record in Instrument No. 20100820-0065923, Register's Office for Davidson County, Tennessee, whereby Maria Gutierrez Jackson (a/k/a Maria Jackson) relinquished any interest she may have in Jackson Masonry, LLC, a Tennessee limited liability company, and in accordance to the terms of the Marital Dissolution Agreement and Final Decree of Divorce in the case of Rogers Suiter Jackson v. Maria Gutierrez Jackson, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 9D-833, a copy of which is of record in Instrument No. 20150302-0018007, said Register's Office.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Property Taxes for the year 2019 and subsequent years, which are not yet due and payable.

2. All matters shown on Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

3. All matters shown according to ALTA/NSPA Land Title Survey made February 1, 2019, revised March 13, 2019, by J. Alan Cummings, Crawford & Cummings, P.C., Job No. 18-073.

4. Terms, provisions, agreements, and easements regarding alley/street closure as provided in Book 1915, page 481, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

