This Instrument Prepared By:

Dickinson Wright PLLC
424 Church St., Suite 800
Nashville, Tennessee 37219
Attn: Colin T. Ferguson

Karen Johnson Davidson County
Batch# 213138 DEEDWARRSP
04/03/2019 09:23:53 AM 3 pgs
Fees: $18.00 Taxes: $12,006.50
20190403-0030037

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel No.:
1012 Main Street EN, LLC 3841 Green Hills Village Drive Suite 400 Nashville, TN 37215	[SAME]	083-09-0-132-00 -&- 083-09-0-131-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $3,245,000.00.

DEBORA SLOAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My commission expires April 4, 2022

Affiant

Subscribed and sworn before me, this 1st day of April, 2019.

Notary Comm. Expires 4-4-2022

This indenture is made and entered into this 1st day of April, 2019, by and between SUNNY MEADOWS LP ("Grantor") and 1012 MAIN STREET EN, LLC ("Grantee").

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, transfer and convey unto Grantee, her heirs, successors and assigns, that certain real property situated in Davidson County, Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements located thereon (the "Property"). The Property is improved property known as 1012 Main Street, Nashville, Davidson County, Tennessee, and 1004 Forrest Ave, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-described Property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, her heirs, successors and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed in fee simple of the foregoing real property; that it has a good right to sell and convey the same; that the same is unencumbered other than as set out herein, and Grantor, and their successors and assigns, will warrant and forever defend the title to said real property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons.

In witness whereof, Grantor have executed this deed as of the date first written above.

Sunny Meadows LP,
a Delaware limited partnership

By: Hillsboro Property Ventures, LLC
A Delaware limited liability company
Its: General Partner

By: _____
James Matthews, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MATTHEWS, President of Hillsboro Property Ventures, LLC, General Partner of Sunny Meadows, LP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be JAMES MATTHEWS, President of Hillsboro Property Ventures, LLC, General Partner of Sunny Meadows, LP, the within named bargainor, a limited liability company, and that he/she as JAMES MATTHEWS, President of Hillsboro Property Ventures, LLC, General Partner of Sunny Meadows, LP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of March, 2019.

Charity Asher
Notary Public

My Commission Expires: 3/3/20

Charity Asher
State of Tennessee Notary Public
Davidson County
My Commission Expires 3/3/2020

Exhibit A to Warranty Deed

LEGAL DESCRIPTION

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Re-Sub of the Bransford-McWhirter Subdivision of the Allison Place of record in Plat Book 161, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Re-Sub of the Bransford-McWhirter Subdivision of the Allison Place of record in Plat Book 161, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to SUNNY MEADOWS LP, by Warranty Deed from STEPHEN D. ELKINS of record as Instrument No. 20170510-0046572 in the Register's Office for Davidson County, Tennessee, dated May 8, 2017 and recorded May 10, 2017.