Karen Johnson Davidson County
Batch# 221465 DEEDWARRSP
04/24/2019 12:13:30 PM 5 pgs
Fees: $28.00 Taxes: $6,475.00
20190424-0037710

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
810 Jefferson Street, LLC 3841 Green Hills Village Drive, Suite 400 Nashville, TN 37215	Same as New Owner	082-13-0-018.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BLB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RODNEY MORSE KOCHTITZKY** an individual resident of the state of Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **810 JEFFERSON STREET, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 810 Jefferson Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature on the following page]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2019.

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

Debora Sloan
Notary Public
My Commission Expires: 4-4-2022

4841-6134-2611.1
218402-301001

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the **18th** day of April, 2019.

RODNEY MORSE KOCHTITZKY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **RODNEY MORSE KOCHTITZKY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person whose name is subscribed to the within instrument and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, TN, on this the 16 day of April, 2019.

Notary Public

My Commission Expires:

3-8-22

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

EXHIBIT A

(LEGAL DESCRIPTION)

All that certain piece, parcel or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.519 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for SunTrust-Unit #377, 810 Jefferson Street, Nashville, TN", dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at a drill hole in concrete (Labeled as P.O.B.) located at the intersection of the southern right-always of Rev. Dr. Enoch Jones Blvd. (40' total right-of-way) and the eastern right-of-way of 9th Avenue North (50' total right-of-way), thence running along the southern right-of-way of Rev. Dr. Enoch Jones Blvd., N 70° 38' 26" E 141.30 feet to a drill hole, located at the common corner of lands owned now or formerly by Thelma R. Frazier Family (Deed Book 10739-743) thence running along the common line of said Frazier Family property, S 30° 05' 12" E 168.24 feet to a 1/2" rebar, located on the northern right-of-way of Jefferson Street (50' total right-of-way) thence running along the northern right-of-way of Jefferson Street, S 71° 19' 33" W 134.05 feet to a drill hole, located at the intersection of the northern right-of-way of Jefferson Street and the eastern right-of-way of 9th Avenue North (50' total right-of-way) thence running along the eastern right-of-way of 9th Avenue North, N 32° 37' 09" W 168.18 feet to the point of beginning.

Being the same property conveyed to RODNEY MORSE KOCHTITZKY, a single man, by deed of record in Instrument No. 20150227-0017306 and Instrument No. 20090616-0056064, Register's Office of Davidson County, Tennessee.

Note: This is improved commercial property and is not now, nor has it ever been, the principal residence of the Grantor's spouse or former spouse.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1, Page 33, Chancery Court of Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 9183, Page 130, and in Book 11625, Page 280, Register's Office for Davidson County, Tennessee.

4. All matters shown on survey prepared by G. Scott Carter, TN RLS #2391, Clint Elliot Survey, Nashville, TN dated February 19, 2019, Project ID: Jefferson 810.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY