This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
from information furnished by the parties

ADDRESS NEW OWNER:
Bellevue IL-AL Investors, LLC
4423 Pheasant Ridge Road, Suite 301
Roanoke, VA 24014-5300

SEND TAX BILL TO:
New Owner

Karen Johnson Davidson County
Batch# 237400 DEEDWARRSP
05/31/2019 02:54:47 PM 4 pgs
Fees: $23.00 Taxes: $14,430.00
20190531-0052074

Map/Parcel
#155-00-0-109.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Carolette D. Forbess and James D. Forbess, Co-Executors of the Estate of Vernon C. Daugherty, Deceased, with full power of sale without the joinder of any beneficiary**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Bellevue IL-AL Investors, LLC, a Virginia limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if set out herein verbatim.

Being a portion of the same property conveyed to Vernon C. Daugherty and wife, Euna G. Daugherty by Installment Deed dated December 13, 1957, from Ida Boyd of record in Book 2708, page 226, Register's Office for Davidson County, Tennessee. The said Euna G. Daugherty died on July 30, 1994, leaving Vernon C. Daugherty as the surviving tenant by the entirety. Vernon C. Daugherty died testate on April 28, 2012, and by the terms of his Last Will and Testament of record in Docket No. 12P-805 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, he devised his interest in the above property to Carolette D. Forbess and James D. Forbess as Co-Executors with full power of sale without the joinder of any beneficiary.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is property known as: **8234 Highway 100, Nashville, Tennessee 37221-4051.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE HANDS OF THE UNDERSIGNED, this the 29th day of May, 2019.

Carolette D. Forbess, Co-Executor of the Estate of Vernon C. Daugherty, Deceased, with full power of sale without the joinder of any beneficiary

James D. Forbess, Co-Executor of the Estate of Vernon C. Daugherty, Deceased, with full power of sale without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Carolette D. Forbess**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Co-Executor of the **Estate of Vernon C. Daugherty, Deceased, with full power of sale without the joinder of any beneficiary,** the within named bargainor, and she as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Estate by herself as such Co-Executor.

WITNESS my hand and official seal this 29 day of May, 2019.

NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **James D. Forbess**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Co-Executor of the **Estate of Vernon C. Daugherty, Deceased, with full power of sale without the joinder of any beneficiary,** the within named bargainor, and he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Estate by himself as such Co-Executor.

WITNESS my hand and official seal this 29th day of May, 2019.

NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual value or consideration, whichever is greater, for this transfer is $3,900,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of May, 2019.

NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 08-22-2021

File No. 18014878

EXHIBIT "A"

HARMONY AT BELLEVUE

BEING A CERTAIN PARCEL OF LAND LYING IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100 AT THE INTERSECTION OF CHAFFIN DRIVE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100, IN THE NORTHERLY LINE OF AN OPEN SPACE LOT AS SHOWN ON THE PLAT ENTITLED, STONEMEADE, SECTION I, OF RECORD IN PLAT BOOK 6900, PAGE 800, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID OPEN SPACE, GENERALLY ALONG A WOOD PLANK FENCE AND THEN A WOVEN WIRE FENCE, NORTH 52 DEGREES 48 MINUTES 14 SECONDS WEST, 693.31 FEET TO A FENCE POST (OLD) AT THE SOUTHEASTERLY CORNER OF AN OPEN SPACE LOT AS SHOWN ON THE PLAT ENTITLED, STONEMEADE, SECTION III, OF RECORD IN PLAT BOOK 7900, PAGE 478, R.O.D.C.T.;

THENCE, WITH SAID OPEN SPACE LOT, AND GENERALLY ALONG A WOVEN WIRE FENCE, NORTH 24 DEGREES 56 MINUTES 16 SECONDS EAST, 478.17 FEET TO A ½" IRON ROD (OLD) WITH NO CAP, AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON THE PLAT ENTITLED, CHAFFIN SUBDIVISION NO. 4, OF RECORD IN PLAT BOOK 9700, PAGE 879, R.O.D.C.T.;

THENCE, WITH SAID LOT 2 AND LOT 1 AS SHOWN ON THE PLAT ENTITLED, MOORE CHAFFIN SUBDIVISION, OF RECORD IN PLAT BOOK 9700, PAGE 523, R.O.D.C.T., AND GENERALLY ALONG A WOVEN WIRE FENCE AND THEN A WOOD PLANK FENCE, SOUTH 55 DEGREES 40 MINUTES 42 SECONDS EAST, 804.41 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100 AS RECORDED IN THE AGREEMENT FOR DEDICATION OF PUBLIC RIGHT-OF-WAY OF RECORD AS INSTRUMENT NUMBER 20190410-0032730, R.O.D.C.T.;

THENCE, WITH SAID RIGHT-OF-WAY LINE, FOR THE NEXT FOUR CALLS:
1) SOUTH 33 DEGREES 15 MINUTES 48 SECONDS WEST, 138.09 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
2) SOUTH 31 DEGREES 59 MINUTES 26 SECONDS WEST, 258.92 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3) WITH A CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 39 DEGREES 06 MINUTES 39 SECONDS, A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 85.33 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 32 MINUTES 45 SECONDS WEST, 83.68 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
4) SOUTH 71 DEGREES 06 MINUTES 07 SECONDS WEST, 37.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 376,305 SQUARE FEET OR 8.64 ACRES, MORE OR LESS,

and being a portion of the property shown on a survey of Theodore Joseph Stevenson, II, RLS #2136, Ragan Smith, 315 Woodland Street, Nashville, Tennessee, Job #18028, dated April 25, 2018.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the property described on Exhibit "B" attached hereto previously conveyed to The Metropolitan Government of Nashville and Davidson County for dedication of public right-of-way of record in Instrument #20190410-0032730, Register's Office for Davidson County, Tennessee.

Exhibit "B"

HARMONY AT BELLEVUE RIGHT-OF-WAY DEDICATION
8234 HIGHWAY 100

BEING A RIGHT-OF-WAY DEDICATION FOR A CERTAIN PARCEL OF LAND LYING IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100 AT THE INTERSECTION OF CHAFFIN DRIVE. SAID PARCEL IS SHOWN AS PARCEL 109 ON DAVIDSON COUNTY PROPERTY MAP 155. SAID PARCEL IS CONVEYED TO VERNON C. DAUGHERTY AND WIFE, EUNA G. DAUGHERTY OF RECORD IN DEED BOOK 2708, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY BEING LISTED IN THE ORDER OF PROBATE TO JAMES D. FORBESS AND CAROLETTE D. FORBESS, CO-EXECUTORS OF THE ESTATE OF VERNON C. DAUGHERTY. SAID RIGHT-OF-WAY DEDICATION IS HEREBY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (OLD) IN THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 100, AT THE SOUTHEASTERLY CORNER OF LOT 1 AS SHOWN ON THE PLAT ENTITLED, MOORE CHAFFIN SUBDIVISION, OF RECORD IN PLAT BOOK 9700, PAGE 523, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY DEDICATION;

THENCE, LEAVING SAID LOT 1 WITH SAID PARCEL 109 AND SAID RIGHT-OF-WAY, SOUTH 32 DEGREES 07 MINUTES 03 SECONDS WEST, 510.02 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF THE OPEN AREA AS SHOWN ON THE PLAT ENTITLED, STONEMEADE, SECTION I, OF RECORD IN PLAT BOOK 6900, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY LINE WITH THE COMMON LINE BETWEEN SAID OPEN AREA AND PARCEL 109, NORTH 52 DEGREES 48 MINUTES 14 SECONDS WEST, 61.80 FEET TO A POINT;

THENCE, LEAVING SAID COMMON LINE AND SEVERING SAID PARCEL 109, WITH A NEW LINE OF DIVISION, FOR THE NEXT FOUR CALLS:

1) NORTH 71 DEGREES 06 MINUTES 07 SECONDS EAST, 37.26 FEET TO A POINT;

2) WITH A CURVE WITH TO THE LEFT, WITH A DELTA ANGLE OF 39 DEGREES 06 MINUTES 39 SECONDS, A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 85.33 FEET, WITH A BEARING AND DISTANCE OF NORTH 51 DEGREES 32 MINUTES 45 SECONDS EAST, 83.68 TO A POINT;

3) NORTH 31 DEGREES 59 MINUTES 26 SECONDS EAST, 258.92 FEET TO A POINT;

4) NORTH 33 DEGREES 15 MINUTES 48 SECONDS EAST, 138.09 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 1, MOORE CHAFFIN SUBDIVISION;

THENCE, WITH SAID LOT 1, SOUTH 55 DEGREES 40 MINUTES 42 SECONDS EAST, 8.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,159 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.