Karen Johnson Davidson County
Batch# 240959 DEEDWARRSP
06/10/2019 11:10:30 AM 6 pgs
Fees: $33.00 Taxes: $24,605.00
20190610-0055300

SPECIAL WARRANTY DEED

FROM: Mildred Hudgins Realty, LLC

and

Leigh-Land Stables, LLC

TO: Parthenon Investments, LLC,

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Parthenon Investments, LLC 7127 Crossroads Blvd., Suite 102 Brentwood, TN 37027	Same	104-02-118.00 092-14-0-055.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,650,000.00.

Affiant

Sworn to and subscribed before me, this 7 day of June, 2019.

Notary Public

My Commission Expires: 1/15/21

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mildred Hudgins Realty, LLC,** a Tennessee limited liability company as to its undivided fifty and one-half percent (50.5%) interest and **Leigh-Land Stables, LLC,** a Tennessee limited liability company as to its undivided forty-nine and one-half percent (49.5%) interest (collectively, hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Parthenon Investments, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 315 31st Avenue North and 3100 Long Blvd., Nashville, TN 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the ___ day of June, 2019.

SELLER:

Mildred Hudgins Realty, LLC,
a Tennessee limited liability company

By: _____

Title: Authorized officer

Leigh-Land Stables, LLC,
a Tennessee limited liability company

By: _____

Title: Authorized officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Meghan E. Reed, a Notary Public in and for the County and State aforesaid, personally appeared Douglas A. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Authorized Offier of Mildred Hudgins Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that she/he as such Auth. Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by her/himself as Authorized Offier.

Witness my hand and seal at office in Nashville, Tennessee, this 7th day of June, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Meghan E. Reed, a Notary Public in and for the County and State aforesaid, personally appeared Douglas A. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Authorized Officer of Leigh-Land Stables, LLC, a Tennessee limited liability company, the within named bargainor, and that she/he as such Auth. Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by her/himself as Authorized Officer.

Witness my hand and seal at office in Nashville, Tennessee, this 7th day of June, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP. S... 7, 2021
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Being Lots Nos. 39, 40 and 52 on the Revised Plan of West End Park, as of record in Plat Book 421, pages 82 and 83, Register's Office for said County, described as follows:

Beginning on the northerly margin of Long Boulevard at the corner of Lots No. 40 and 41; thence with the line between said two lots, northwardly 150 feet to the southerly line of Lot No. 62, thence with the southerly line of Lot No. 62 and the southerly margin of an alley, eastwardly 90 feet to a turn in said alley; thence with the southeasterly margin of said alley, northeastwardly 12.3 feet to the easterly margin of said alley; thence with the easterly margin of said alley, northwardly 80 feet to the corner of Lots No. 52 and 53; thence with the line between said two lots. eastwardly to the westerly margin of 31st Avenue North, formerly Euclid Avenue; thence with the westerly margin of 3 Avenue North, southwardly 200 feet to the northerly margin of said Boulevard; thence with said Boulevard westwardly 210 feet to the beginning.

TRACT 2

Being Lot No. 56 on the Map of a Revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

Beginning at a point in (he westerly margin of 31" Avenue North, at the corner of Lots Nos. 55 and 56; thence along the margin of 31 St Avenue North, northerly 231.2 feet to a point at the beginning of a curve; thence around said curve in a westerly direction to a point in the southeasterly margin of Parthenon Avenue or Street; thence with the margin of the same southwesterly 184.6 feet to the corner of Lots No. 56 and 57; thence with the line between said lots, southerly 130 feet to the corner of Lots Nos. 55 and 56; thence with the line between said lots easterly 150 feet, more or less to the point of beginning.

Being the same property conveyed to T. HERSCHEL HUDGINS and wife, MILDRED R. HUDGINS, by deed from FIRST NATIONAL COMPANY, of record in Book 4408, page 490, dated April 1, 1970, said Register's Office. T. HERSCHEL HUDGINS having since died on or about December 29, 2000, leaving MILDRED R. HUDGINS as the surviving tenant by the entirety. MILDRED R. HUDGINS conveyed said property to AMSOUTH BANK, TRUSTEE of THE MILDRED V. HUDGINS REVOCABLE TRUST DATED FEBRUARY 15, 2001, by deed of record as Instrument No. 20020110-0004114, dated August 31, 2001, and corrected by Deed of Correction as Instrument No. 20020709-0082529, dated May 28, 2002, said Register's Office. AMSOUTH BANK, as TRUSTEE of THE AMENDED AND RESTATED REVOCABLE TRUST of MILDRED HUDGINS DATED JANUARY 23, 2002, successor to AMSOUTH BANK, TRUSTEE of THE MILDRED V. HUDGINS REVOCABLE TRUST DATED FEBRUARY 15, 2001, conveyed to MILDRED HUDGINS REALTY, LLC an undivided fifty and one-half percent (50.5%) interest by Quitclaim Deed of record as Instrument No. 20021101-0134422, dated October 29, 2002, and an undivided forty-nine and one-half percent (49.5%) interest to LEIGH-LAND STABLES, LLC, by Quitclaim Deed of record as Instrument No. 20021101-0134421, dated October 29, 2002, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 421, pages 82 and 83, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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