SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 243307 DEEDWARRSP
06/14/2019 08:51:30 AM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20190614-0057193

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,000,000.00

Affiant

Subscribed and sworn to me on June 13, 2019

NOTARY PUBLIC

My Commission Expires: 09-07-21

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
GTOM GH-2, LLC C/O GBT Realty 9010 Overlook Blvd. Brentwood, TN 37027	Same as New Owner	117-14-0-145.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto the GTOM GH-2, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, all of GRANTOR'S right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on EXHIBIT B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the GRANTEE, GRANTEE's successors and assigns, forever.

This is improved property known as 2025 Richard Jones Road, Nashville, TN 37215.

GRANTOR covenants that the Property is free from all encumbrances made or suffered by GRANTOR except to the extent otherwise set forth herein. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

WITNESS our hands on June 13, 2019.

[Signature Block and Notary Acknowledgment appear on the following page.]

The Metropolitan Government of Nashville and Davidson County, Tennessee

Kim McDoniel
Interim Director of Public Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2019, before me, the undersigned Notary Public, personally appeared **Kim McDoniel**, known to me (or proved to me on the basis of satisfactory evidence), to be Interim Director of Public Property for the **Metropolitan Government of Nashville and Davidson County, Tennessee**, and who acknowledged that, she, being duly authorized, executed the foregoing instrument for the **Metropolitan Government of Nashville and Davidson County, Tennessee** in her capacity as Interim Director of Public Property.

Witness my hand and official seal, this 13th day of June, 2019.

Notary Public
My Commission Expires: My Commission Expires: August 4, 2020

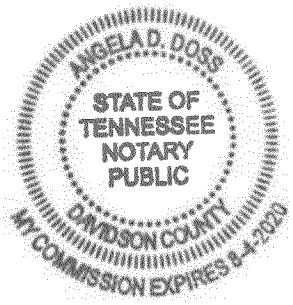


EXHIBIT A
The Property

Two tracts of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of lot No. 1 in the Subdivision of lot No. 2 of the Andrew Castleman Lands among the heirs of Phoebe Nicholson, as of record in Minute Book "J", Page 293, County Court for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, October 16, 1961, as follows:

Tract No. 1: Beginning at an iron pin in the Southerly margin of Richard Jones Road at a point South 88° 53' East 268 feet from a bronze cap at a Northeast corner of the Gulf Refining Company's property; thence with the Southerly margin of said Road South 88° 53' East 97.2 feet to an iron pin; thence South 1° 07' West 240 feet to an iron pin; thence North 78° 30' West 98.82 feet to an iron pin; thence North 1° 07' East 222.38 feet to the beginning, containing 0.515 of an acre, more or less.

Tract No. 2: Beginning at an iron pin in the Southerly margin of Richard Jones Road at a point South 88° 53' East 200 feet from a bronze cap at the Northeast corner of the Gulf Refining Company's property; thence with the Southerly margin of said Road South 88° 53' East 68 feet to an iron pin; thence South 1° 07' West 222.38 feet to an iron pin; thence North 78° 30' West 69.13 feet to an iron pin; thence North 1° 07' East 209.92 feet to the beginning, containing 0.337 of an acre, more or less.

Being the same property conveyed by Decree in Deed Book 3707, Page 531 and Special Warranty Deed from R. C. Mathews, Contractor, Inc., a Tennessee corporation, William C. Weaver, Jr., and W. H. Criswell to City of Nashville, as recorded on the 9th day of February, 1962 in Deed Book 3341, Page 253, in the Register's Office of Davidson County, Tennessee.

Said property is now vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, through the incorporation of the City of Nashville and Davidson County, Tennessee, into one entity, the Metropolitan Government of Nashville and Davidson County, Tennessee, whose Charter specifies in Section 20.03 that [a]ll rights and titles to property, all rights and obligations under contracts, trusts, and all causes of any kind in any court or tribunal vested in the City of Nashville or the County of Davidson or in any other officer or employee thereof in his official capacity, at the time this Charter becomes effective . . . shall continue without abatement or modification by reason of any provision of this Charter."

The Charter became effective for all purposes on April 1, 1963.

EXHIBIT B
Permitted Encumbrances

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Decree filed in Book 3707, page 531, granting to the Metropolitan Government of Nashville and Davidson County control of all functions.

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY