SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,265,000.00.

Affiant

Subscribed and sworn to me on 06/28/19.

NOTARY PUBLIC

My Commission Expires: May 3, 2021

DANIELLE DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

Karen Johnson Davidson County
Batch# 251117 DEEDWARRSP
07/01/2019 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $8,380.50
20190701-0063928

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
900 Meridian Townhomes, LLC 3201 Trevor Street, Suite #200 Nashville, TN 37209	NEW OWNER	082 03 0 568.00

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, Rochford Realty and Construction Co., Inc., a Tennessee corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto 900 Meridian Townhomes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Meridian Property, Phase II of record in Plat at Instrument No. 20161130-0125780, 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 Rochford Realty and Construction Co., Inc., a Tennessee corporation by Warranty Deed from RC Meridian Partners, a Tennessee general partnership, recorded on the 14th day of March, 2017 in Instrument No. 20170314-0024743, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County and subsequent taxes are assumed by the Grantee;
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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MERIDIAN PROPERTY, PHASE II, as recorded in Plat Book 20161130-0125780;
4. Easement recorded in Instrument No. 20180711-0067075;
5. Parking and Use Restrictions Agreement recorded at Instrument No. 20180627-0061996;
6. Stormwater and Maintenance Agreement recorded at Instrument No. 20180803-0076443;
7. Restriction for Stormwater Facilities recorded at Instrument No. 20180919-0092848; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 900 Meridian Street, Nashville, TN 37207.

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 hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 06/28/19.

ROCHFORD REALTY AND CONSTRUCTION CO., INC.:

John T. Rochford
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 28, 2019, before me personally appeared John T. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be President of Rochford Realty and Construction Co., Inc., the within named bargainor, and who, being duly authorized, executed the foregoing instrument on behalf of Rochford Realty and Construction Co., Inc., as President.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY