SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 251358 DEEDWARRSP
07/02/2019 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $4,717.50
20190702-0064240

File No.: ALW-18-CDA-300-1211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FFN3J, LLC, a Delaware limited liability company	NEW OWNER	
(NAME) **800 S. Wilson Blvd.**	(NAME)	**82 13 319.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MORGAN WAYNE WOELK and VICKI LYN WOELK, HUSBAND AND WIFE, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said FFN3J, LLC, a Delaware limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The following is the legal description from the prior deed of conveyance (the "Record Legal Description")

Parcel A:
Land in Davidson County, Tennessee and being Tract No. 10, being part of Lot No. 1 on the Plan of D.T. McGavock's Addition, as of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee and being described as follows:

Beginning at the Northwest corner of Jefferson Street and Third Avenue North, running thence North 100 feet along the West margin of Third Avenue North; running thence West 75 feet to a point; thence South and parallel with Third Avenue, North 100 feet to a point on the North margin of Jefferson Street; thence along the North margin of Jefferson Street Eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Wayne Woelk and wife, Vicki Lyn Woelk by Quitclaim Deed from D. Scott Parsley, unmarried, recorded on the 21st day of September, 2018 in Instrument No. 20180921-0093596, in the Register's Office of Davidson County, Tennessee.

ALSO BEING A PORTION OF THE PROPERTY AS DESCRIBED BY THAT ALTA/NSPS Land Title Survey of 300 Jefferson Street and 1121 Third Avenue North dated June 21, 2019 by G. Scott Carter, TN RLS #2391, Clint Elliott Survey, as Project ID Jefferson St 300 (the "Survey Legal Description"):

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:
Beginning at an existing nail on the westerly right-of-way line of Third Avenue North, width varies, at the southeast corner of the property conveyed to Frank B. Allen of record in Book 10783, Page 575 also being the southeast corner of Lot 3 on the Map of D.T. McGavock's First Addition of record in Book 10, Pages 606 to 609, all in the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way of Third Avenue North for the following calls: South 62 deg 57 min 51 sec West, 4.62 feet to a nail set, South 27 deg 03 min 50 sec East, 73.53 feet to a nail set, South 13 deg 14 min 16 sec West, 17.61 feet to a nail set on the northerly right-of-way line of Jefferson Street, width varies;

Thence with the northerly right-of-way line of Jefferson Street, South 73 deg 15 min 14 sec West, 61.22 feet to an existing railroad spike at a corner common with "Tract Two" conveyed to Jefferson Street Lofts, L.P. of record in Instrument Number 20080801-0079489;

Thence leaving the northerly right-of-way line of Jefferson Street with the easterly line of said Tract Two, North 26 deg 54 min 34 sec West, 76.04 feet to the southerly line of the aforesaid property conveyed to Frank B. Allen of record in Book 10783, Page 575;

Thence with the southerly line of Frank B. Allen, South 62 deg 57 min 51 sec West, 100.90 feet to the easterly right-of-way line of Alley Number 201, 15 feet in width as per Instrument Number 20080801-0079489;

Thence with the easterly right-of-way line of Alley Number 201, North 27 deg 17 min 05 sec West, 249.36 feet to an iron rod set at a corner common with the property conveyed to 3rd and Madison, LLC of record in Instrument Number 20100827-0067982;

Thence with the southerly line of 3rd and Madison, LLC, North 62 deg 56 min 22 sec East, 177.90 feet to a nail set on the westerly right-of-way line of Third Avenue North;

Thence with the westerly right-of-way line of Third Avenue North, South 27 deg 03 min 50 sec East, 249.43 feet to the point of beginning; containing 50,061 square feet or 1.149 acres more or less;

Being part of the same property conveyed to Morgan Wayne Woelk and Vicki Lyn Woelk of record in Instrument Number 20180921-0093596, all of the property conveyed to Frank B. Allen of record in Book 10783, Page 575 and all of the property conveyed to Frank Bliss Allen of record in Book 7009, Page 304 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as *300 JEFFERSON ST., NASHVILLE TN 37208*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 my hand this 28th day of June, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Morgan Wayne Woelk
MORGAN WAYNE WOELK

Vicki Lyn Woelk
VICKI LYN WOELK

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN WAYNE WOELK and VICKI LYN WOELK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2019.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: HLW-18-CDA-300

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

