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Karen Johnson Davidson County
Batch# 266257 DEEDWARRSP
08/02/2019 02:20:30 PM 6 pgs
Fees: $33.00 Taxes: $279,879.66
20190802-0076748

Prepared by and after recording return to:
Dickinson Wright PLLC
424 Church St., Suite 800
Nashville, TN 37219
Attn: Colin T. Ferguson

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
West Trace, LLC 2201 West End Ave, Suite 421 Nashville, TN 37240-0001 Attn: Eric Kopstain	Parcel ID No. 10403006300	2100 West End Ave, Suite 750 Nashville, TN 37203-5233 Attention: Sean Scally

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NATCHEZ WEST, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to WEST TRACE, LLC, a Tennessee limited liability company ("Grantee"), Grantee's representatives, successors and assigns, certain 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").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

The permitted exceptions listed on Exhibit B.

This is improved property known as 2613 West End Avenue, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 1st day of August, 2019.

GRANTOR:

NATCHEZ WEST, LLC,
a Tennessee limited liability company

BY: Joan K. Raskin
Name: Joan K. Raskin
Title: Chief Manager

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, JOAN K. RASKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Manager of NATCHEZ WEST, LLC, a Tennessee limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 30 day of July, 2019.

Phyllis R VanOlst
Notary Public

My Commission Expires:

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $75,643,151.

Affiant

Sworn to and subscribed before me this 1st day of August, 2019.

Notary Public

My Commission Expires: March 8, 2022

CASSANDRA L. ANELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lot No. 11 in Shields' Subdivision of Lot No. 53 of the Boyd Cockrill Spring Tract, a plan of which is of record in Book 57, page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of 28th Avenue, South, formerly Palmer Avenue, and runs back between parallel lines 117 feet, more or less, to an alley.

Being the same property conveyed to Natchez West, LLC by Quitclaim Deed recorded March 13, 2007 as Instrument No. 20070313-0030488, Register's Office for Davidson County, Tennessee.

Parcel 2:

Beginning at a point in the southerly margin of West End Avenue, said point further described as being the southwest corner of the Edwin B. Raskin Property, as of record in Book 3886, page 538, Register's Office of Davidson County, Tennessee, and said point also described as the northwest corner of the Margaret R. Patton Property as of record in Book 2601, page 248, Register's Office for Davidson County, Tennessee; thence along the southerly margin of West End Avenue, north 53 deg. 55 minutes east, 176.48 feet to a point; thence leaving said southerly margin, south 36 deg. 23 minutes 40 seconds east 639.06 feet to a point in the westerly margin of Natchez Trace; thence along said westerly margin south 4 deg. 23 minutes 40 seconds west 143.03 feet to a point; thence leaving said margin, north 37 degrees 19 minutes 20 seconds west 286.76 feet to a point; thence south 53 deg. 33 minutes 20 seconds west 129.80 feet to the northerly margin of 28th Avenue South; thence along the northerly margin of 28th Avenue, South, North 36 deg. 48 minutes 40 seconds west 230.00 feet to a point; thence leaving said margin North 53 deg. 33 minutes 20 seconds east, 122.53 feet; thence north 37 deg. 19 minutes 20 seconds west 71.53 feet to a point; thence south 53 deg. 33 minutes 20 seconds west 71.53 feet to a point; thence leaving said margin, norther 36 deg. 48 minutes 40 seconds west 127.28 feet to the point of beginning said tract containing 2.550 acres, more or less.

Being the same property conveyed to Natchez West, LLC by Quitclaim Deed recorded November 22, 1999 in Book 11752, Page 258, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4402, Page 908 and Book 4402, Page 911, Register's Office for Davidson County, Tennessee. (as to Parcels 1 and 2)

3. Grant of Reciprocal Easements of record in Book 10338, Page 402, Register's Office for Davidson County, Tennessee. (as to Parcels 1 and 2)

4. Subject to all matters shown on the Plan of record in Plat Book 57, Page 45, Register's Office for Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictive Covenant, by Edwin R. Raskin, Trustee, Natchez West, LLC, a Tennessee Limited Liability Company and Margaret Ann Warner, of record in Instrument No. 20050322-0031127, Register's Office for Davidson County, Tennessee. (as to Parcels 1 and 2)

6. Declaration of Easement of record in Instrument No. 20080630-0067375, Register's Office for Davidson County, Tennessee. (as to Parcels 1 and 2)

7. Easements retained by Metropolitan Government of Nashville and Davidson County in Bill No. 66-833, Register's Office for Davidson County, Tennessee. (as to Parcels 1 and 2)

8. Easements retained by Metropolitan Government of Nashville and Davidson County in Bill No. 48-209; 58-286 and BL2000-278, Register's Office for Davidson County, Tennessee. (as to Parcels 1 and 2)

9. Deed of conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County of record in Book 10461, Page 753, Register's Office for Davidson County, Tennessee. (as to Parcels 1 and 2)

10. 39" Sewer Line as shown on unrecorded map of SewerNo.190-A Department of Public Works. (as to Parcels 1 and 2)

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

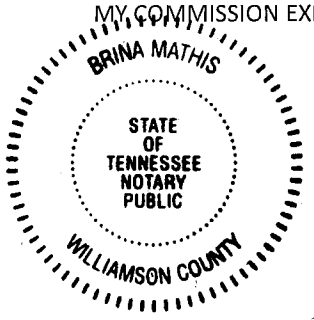
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).