Karen Johnson Davidson County
Batch# 266636 DEEDWARRSP
08/05/2019 11:18:29 AM 3 pgs
Fees: $18.00 Taxes: $7,159.50

20190805-0077302

THIS INSTRUMENT PREPARED BY:

J. Evan Gower
GBT Realty Corporation
9010 Overlook Boulevard
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,935,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2019.

Notary Public
My Commission Expires: 5/2/2021

KIM HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 05-02-2022

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Parke West Investment Partners, LLC c/o GBT Realty Corporation 9010 Overlook Boulevard Brentwood, TN 37027	New Owner	104-06-0-070-00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GTOM 3410, LLC** ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **PARKE WEST INVESTMENT PARTNERS, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, heirs and assigns, certain real property located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"), together with (A) all rights, easements, interests, privileges, tenements and hereditaments appurtenant to the Property, and (B) all of Grantor's right, title and interest, whether now or hereafter acquired, in the land lying beneath the roads, streets, highways, avenues and alleys adjoining the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. Notwithstanding the foregoing, this conveyance is expressly made subject to (A) real property taxes and assessments for 2019 and subsequent years, (B) all easements, covenants, conditions, restrictions and other agreements of record, (C) all matters

which would be disclosed by a recent and accurate survey of the Property, (D) public streets and legal highways, and (E) municipal, zoning and subdivision laws and ordinances.

This is improved property known as 3410 West End Avenue, Nashville, Tennessee 37203

IN WITNESS WHEREOF, GRANTOR HAS EXECUTED THIS SPECIAL WARRANTY DEED TO BE EFFECTIVE FOR ALL PURPOSES AS OF THE 31 DAY OF JULY, 2019.

GRANTOR:

GTOM 3410, LLC
A Georgia limited liability company

By: _____
Name: George B. Tomlin
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George B. Tomlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of GTOM 3410, LLC, a Georgia limited liability company, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 30th day of July, 2019.

Kim Hurst
Notary Public

My Commission Expires: 5/2/22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

EXHIBIT A

Legal Description

TRACT 1:

Land being located in Davidson County, Tennessee, being part of Lots No. 6 and 7 on the Plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office for said County.

Said part of Lot No. 6 fronts 60 feet on the northerly side of West End Avenue and runs back between parallel lines 180 feet, more or less to an alley in the rear.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4755, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

Land being located in Davidson County, Tennessee, being Said part of Lot No. 7 on the Map of Bransford Realty Company's Richland Annex Subdivision, as of record in Book 332, Page 153, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of West End Avenue at the corner of Lots 6 and 7; thence with the line between said two lots, North 50° 05' West, 69.3 feet to a proposed right of way and fence; thence with the same, South 16° 46' East, 83.3 feet to the northerly margin of West End Avenue; thence with said Avenue, North 39° 56' East 46.2 feet to the beginning.

Being the same property conveyed to GTOM 3410, LLC, A GEORGIA LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20180614-0057457, said Register's office.