Karen Johnson Davidson County
Batch# 275665 DEEDWARRSP
08/23/2019 09:48:01 AM 5 pgs
Fees: $28.00 Taxes: $12,210.00
20190823-0084916

This instrument prepared by
and after recording, return to:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
B Squared, LLC 2702 Greystone Road Nashville, TN 37204	New Owner	119 10 0 102.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by **B SQUARED, LLC,** a Tennessee limited liability company (hereinafter, "**Grantee**"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **VICTOR HOPE CAPITAL, LLC,** a Tennessee limited liability company (hereinafter, "**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

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

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and 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.

[*Signatures Contained on Following Pages*]

IN WITNESS WHEREOF, Grantor has executed this Deed this 22nd day of August, 2019.

GRANTOR:

VICTOR HOPE CAPITAL, LLC, a Tennessee limited liability company

By: _____
Farsheed Ferdowsi, Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, C.M. Corriveau, a Notary Public in and for said County and State, Farsheed Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Victor Hope Capital, LLC, a Tennessee limited liability company ("**Grantor**"), and is duly authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand, at office in Davidson County, Tennessee, this 22nd day of August, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public

My Commission Expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,300,000.00.
Subscribed and sworn to before me this the 22nd day of August, 2019.

Affiant

Notary Public

My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, 176, LLC Property of record in Plat Book 8250, Page 806, 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 Victor Hope Capital, LLC, by Quitclaim Deed from One Seventy Six, LLC, dated May 15, 1999, recorded on June 2, 1999. of record in Book 11506, Page 208, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

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

2. Restrictions, dedications, conditions, reservations, easements and all other matters shown on the Final Plat of 176, LLC Property, of record in Plat Book 8250, Page 806, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4774, Page 958 and Book 4779, Page 900, Register's Office for Davidson County, Tennessee.