Karen Johnson Davidson County
Batch# 292725 DEEDWARRSP
09/27/2019 03:00:01 PM 5 pgs
Fees: $28.00 Taxes: $5,087.50
20190927-0098727

Address New Owner:	Send Tax Bills To:	Property Tax Identification Numbers:
Linbar Flats, LLC 1508 Elm Hill Pike Suite 100 Nashville, TN37210	Same as New Owner	148-00-0-183.00 148-00-0285.00
This instrument prepared by: Tune, Entrekin & White, P.C. 315 Deaderick St, Suite 1700, Nashville, TN 37238		

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 **LB Associates, LLC,** a Tennessee limited liability company, (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey to **Linbar Flats, LLC,** a Tennessee limited liability company (the "Grantee") and to Grantee's successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property with a street address of 5040 and 5042 Linbar Dr., Nashville, TN.

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

Grantor covenants with the Grantee and Grantee's successors and assigns, that Grantor is lawfully seized of the Property in fee simple and that Grantor has a good and lawful right to sell and convey the Property and that the Property is free from all liens or encumbrances, except for those matters set forth on Exhibit B attached hereto.

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

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of September 26, 2019.

GRANTOR:

LB ASSOCIATES, LLC

By: _____
Robert C.H. Mathews. III,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C.H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager, authorized to execute this instrument on behalf of LB Associates, LLC, a Tennessee limited liability company the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal at office this the 13TH day of September, 2019.

_____
Notary Public

My commission expires: March 8, 2022

PATRICIA SCHEPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater for this transfer is $ 1,375,000.00.

_____
Affiant

Subscribed and sworn to before me, this 13 day of September, 2019.

_____
Notary Public

My Commission expires: March 8, 2022

PATRICIA SCHEPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Lot 5 Century Center Park Resubdivision, as shown on plat of record as Plat Book 9700, page 153, Register's Office for Davidson County, Tennessee., to which plat reference is hereby made for a more accurate property description.

TOGETHER WITH easements for ingress and egress as set forth in the Easement Agreement of record in Book 7880, page 731, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to LB ASSOCIATES, LLC, AS TENANT IN COMMON WITH TERRY E. SMITH AND WIFE, JANICE K. SMITH 10% TENANT IN COMMON, by deed from LINBAR PROPERTIES, LP, formerly RITZEN GROUP VENTURE PARTNERS, IV, L.P., of record as Book 10471, page 246, dated May 12, 1997, said Register's Office and further conveyed to LB ASSOCIATES, LLC by Instrument of Correction of record as Book 10493, page 233, dated May 31, 1997, said Register's Office.

Tract No. II:

Land in Davidson County, Tennessee, being Lot No. 2 on that plat of record as Instrument No. 20080110-0003088 known as "Resubdivision of Lot 1 Linbar Business Park Plat Book 7900, Page 178 R.O.D.C. and Resubdivision of Lot 2 Century Center Park Plat Book 9700, page 153 R.O.D.C., as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20080414-0037467, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate property description.

TOGETHER WITH easements for ingress and egress as set forth in the Easement Agreement of record in Book 7880, page 731, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to LINBAR BUSINESS CENTER ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from SELF SERVICE MINI STORAGE, AN OHIO GENERAL PARTNERSHIP of record as Instrument No. 20070710-0082320, dated June 29, 2007, said Register's Office.

Also, being the same property conveyed to LB Associates, LLC by deed of record as Instrument No. 20081030-0108442, said Register's Office.

EXHIBIT B

1. Real estate taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 148-00-0-183.00 (Tract I) and 148-00-0-285.00 (Tract II).

2. Easement Agreement of record in Book 7880, page 731, said Register's Office. (Tract Nos. I and II)

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4659, page 61, said Register's Office. (Tract Nos. I and II)

4. Surveyor's Certificate of Correction of record as Instrument No. 20080414-0037467, said Register's Office. (Tract No. II)

5. Subject to Declaration of Easements and Covenants for Linbar Business Center of record in Book 8144, page 139, said Register's Office. (Tract No. II)

6. Subject to lack of right of access to controlled access highway (Interstate 24). (Tract No. II)

7. The following matters shown on the plat of survey by G. Scott Carter, Tenn. RLS No. 2391, with Clint Elliot Survey, dated August 15, 2019, last revised September 25, 2019, and designated as Project ID: Linbar 5040 5042; Plan of record in Book 9700, Page 153, said Register's Office; and Plan of record as Instrument No. 20080110-0003088, said Register's Office:

    a. Guy wire on southern boundary (Tract I);
    b. Storm sewer benefitting the property is located outside the Drainage Easement at Plat Book 9700, Page 153 (Tract I);
    c. Concrete walk encroaches over northern boundary (Tract I);
    d. 20' Sewer Easement as set forth in Book 9700, Page 153, and Instrument No. 20080110-0003088 said Register's Office.
    e. Drainage Easement in southern portion of Tract I as set forth in Book 9700, Page 153, said Register's Office;
    f. 30' minimum building setback as set forth in Book 9700, Page 153, said Register's Office;
    g. 30' Drainage Easement as set forth in Instrument No. 20080110-0003088, said Register's Office;
    h. 55' Drainage Easement as set forth in Book 9700, Page 153, and Instrument No. 20080110-0003088, said Register's Office;
    i. 20' Public Utility easement adjacent to street rights-of-way as set forth in Book 9700, Page 153, said Register's Office;
    j. Public Drainage & Utility Easement at southern boundary of Tract II as set forth

in Instrument No. 20080110-0003088 said Register's Office;

k. Building encroaches on 30' minimum building setback per Book 9700, Page 153, said Register's Office.