THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **MAYNARD COOPER & GALE, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,150,000.00 Affiant Subscribed and sworn to before me, this 22nd day of October, 2019. Notary Public My Commission Expires: May

Karen Johnson Davidson County
Batch# 305182 DEEDWARRSP
10/23/2019 01:15:31 PM 5 pgs
Fees: $28.00 Taxes: $11,655.00
20191023-0108744

DANIELLE DUNN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 3, 2021

Address of New Owners:	**Send Tax Bills To:**	**Map-Parcel Number(s):**
2007 Katie Drive Decatur, Alabama 35603	New Owners	082-15-0-168.00

SPECIAL WARRANTY DEED

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, **TALBOTT P. OTTINGER**, a married man, owning a thirty-nine percent (39%) undivided interest, and **CHRISTOPHER C. DAWSON and CARTER M. DAWSON**, husband and wife, owning a sixty-one percent (61%) undivided interest as tenants in common (collectively, "**Grantor**"), have bargained and sold, and do hereby transfer and convey unto **SOLLEY FAMILY PARTNERSHIP II LTD**, an Alabama limited partnership, ("**Grantee**"), certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **600 Main Street, Nashville, Tennessee 37206**.

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 and quiet possession to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

* * *

IN WITNESS WHEREOF, the execution of this instrument by Grantor as of the day and year first above written.

Talbott P. Ottinger

Christopher C. Dawson

Carter M. Dawson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **TALBOTT P. OTTINGER**, 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.

Witness my hand and official seal, at Nashville, Tennessee, this 22nd day of October, 2019.

Notary Public

My Commission Expires: May 3, 2021

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

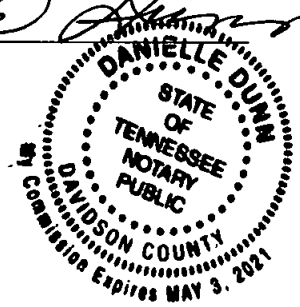
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **CHRISTOPHER C. DAWSON**, 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.

Witness my hand and official seal, at Nashville, Tennessee, this 22nd day of October, 2019.

Notary Public

My Commission Expires: May 3, 2021



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **CARTER M. DAWSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 22nd day of October, 2019.

Notary Public

My Commission Expires: May 3, 2021

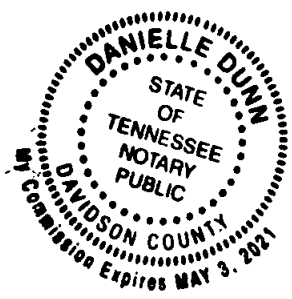


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots. Nos. 1 and 2 on the map of Henry Blood's Addition, of record in Book 21, Page 5, Register's Office for said County.

Said Lot No. 1 fronts 54 feet on the Southerly side of Main Street and runs back with the Easterly margin of Sixth Street (formerly Minnick Street) between parallel lines 170 feet to an alley.

Said Lot No. 2 fronts 50 feet on the Southerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Exclusion:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 1 and 2 on the Map of Henry Blood' s Addition to Edgefield, as of record in Book 21, Page 5, Register' s Office of Davidson County, and being more particularly described as follows:

"Beginning at a point, said point being the Southeast corner of the intersection of Main Street and South 6th Street; thence in a Southerly direction with the Easterly margin of South 6th Street a distance of 20 feet more or less to a point; thence with a line in an Easterly direction, said line being parallel to and a distance of 20 feet from the Southerly margin of Main Street a distance of 104 feet more or less to the Easterly margin of said property; thence with the Easterly margin of said property in a Northerly direction a distance of 20 feet more or less to the Southerly margin of Main Street; thence with the Southerly margin of Main Street in a Westerly direction a distance of 104 feet more or less to the point of beginning and containing 2,080 square feet more or less."

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance of record in Book 4065, Page 711, said Register's Office.

Being the same property conveyed to Talbott P. Ottinger, a married man, owning a thirty-nine percent (39%) undivided interest, and Christopher C. Dawson and Carter M. Dawson, husband and wife, owning a sixty-one percent (61%) undivided interest as tenants in common by Quitclaim Deed recorded October 18, 2019, as Instrument No. 20191018-0106856, and corrected by Corrective Quitclaim Deed recorded on October 21, 2019, as Instrument No. 20191021-0107770, in Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants Running with the Land of record in Book 10078, Page 364 and Book 11625. Page 241. Register's Office for Davidson County. Tennessee, but omitting any covenant, condition or restriction. if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code. or (b) relates to handicap but does not discriminate against handicapped persons.

4. Conveyance to State of Tennessee of record in Book 4065, Page 711, Register's Office for Davidson County, Tennessee.

5. Rights of tenants, as tenants only, under recorded or unrecorded leases.

6. Any loss or damage arising from the deed of record in Deed Book 6696, Page 337, in the Register's Office for Davidson County, Tennessee being from Judith Morton Maddox and Franceis Ann Husband, individually, rather than as trustees.