Karen Johnson Davidson County
Batch# 307429 DEEDWARRSP
10/29/2019 10:05:30 AM 5 pgs
Fees: $28.00 Taxes: $6,800.10
20191029-0110773

THIS INSTRUMENT PREPARED BY:

C. Tucker Herndon
Burr & Forman LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,837,866.12.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2019.

Notary Public
My Commission Expires: 9.20.21

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
BNA Buchanan Investors, LLC 3708 Hillsboro Pike Nashville, Tennessee 37215	New Owner	081-08-0-024.00

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, **TN NEW DEVELOPMENT 3, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **BNA BUCHANAN INVESTORS, LLC**, a Tennessee limited liability company, ("Grantee"), Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land").

The Land is improved property located at 904 Buchanan Street, Nashville, Tennessee 37208. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference the Property is unencumbered.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 28th day of October, 2019.

GRANTOR:

TN NEW DEVELOPMENT 3, LLC,
a Tennessee limited liability company

By: RECAP ADVISORS BUCHANAN, LLC
a Tennessee limited liability company
Its: Manager

By: _____
Daryl McCubbin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, Daryl McCubbin, with whom I am personally acquainted, and who acknowledged that he is the President of Recap Advisors Buchanan, LLC, the Manager of TN New Development 3, LLC, the within named grantor, a Tennessee limited liability company, and who, under oath, acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as President of the Manager of such limited liability company.

Witness my hand and seal, at office, this 28th day of October, 2019.

_____
Notary Public

My Commission Expires: Dec 7, 2020

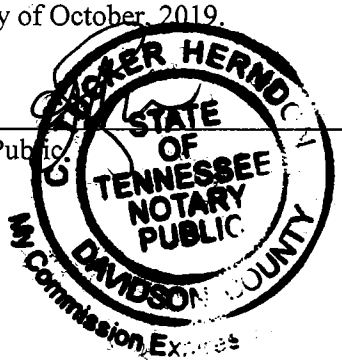


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3 and 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove," of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron rod in the North right of way of Buchanan Street at its intersection with the west right of way of 9th Avenue North, said point being the Southeast corner of the herein described property;

Thence, with the North right of way of Buchanan Street, with a curve to the left, having a Delta angle of 04 degrees 11 minutes 07 seconds, a Radius of 603.96 feet, an Arc Length of 44.12 feet, a Chord Bearing of South 87 degrees 16 minutes 45 seconds West and a Chord Length of 44.11 feet to an iron rod;

Thence, South 04 degrees 48 minutes 51 seconds East, 9.74 feet to an iron rod;

Thence, South 85 degrees 11 minutes 09 seconds West, 100.00 feet to an iron rod at the Southeast corner of the Ziad Mutlak property as described in Instrument No. 20080311-0024538, Register's Office for Davidson County, Tennessee;

Thence, leaving the right of way, with Mutlak's East line, North 04 degrees 48 minutes 51 seconds West, 150.00 feet to the South margin of Alley #493;

Thence, with an alley, North 85 degrees 11 minutes 09 seconds East 111.18 feet to an iron rod in the West right of way of 9th Avenue North;

Thence, with said right of way, South 17 degrees 52 minutes 07 seconds East, 145.63 feet to the point of beginning and containing 18873 square feet or 0.433 acres.

Being the same property conveyed to Pichoslap Development Company, LLC by Special Warranty deed from 904 Buchanan Partners, a Tennessee General Partnership of record in Instrument No. 201811190013640 Register's Office for Davidson County, Tennessee, dated 11/16/2018 and recorded on 11/19/2018.

Being the same property conveyed to 20181119-0113641 by Quitclaim deed from 904 Buchanan Partners, a Tennessee General Partnership of record in Instrument No. 20181119-0113641 Register's Office for Davidson County, Tennessee, dated 11/16/2018 and recorded on 11/19/2018. See also Deed of record at Instrument Number 20181217-0122413.

Being the same property conveyed to TN New Development 3, LLC by Quitclaim deed from Pichoslap Development Company, LLC of record in Instrument No. 20191001-0099949 Register's Office for Davidson County, Tennessee, dated 09/27/2019 and recorded on 10/01/2019. Scrivener's Affidavit recorded in Instrument No. 20191014-0105218 Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real Estate Taxes for the year 2019, a lien due and payable but not yet delinquent.

2. All matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 1129, Page 503, Register's Office for Davidson County, Tennessee.

4. Agreement of record in Instrument Number 20190618-0058509 and Amended and Restated in Instrument Number 20190722-0071507, said Register's Office.

5. Declaration of Access and Cross Parking Easements of record in Instrument Number 20180822-0083302, said Register's Office.

6. Agreement for Dedication of Easement of record in Instrument Number 20170411-0035310, said Register's Office.

True Copy Certification

I, Penny A. May, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JAMIE IVEY