THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **Maynard Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch# 309691 DEEDWARRSP 11/01/2019 12:37:30 PM 9 pgs Fees: $48.00 Taxes: $16,465.00 20191101-0112738	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,450,000.00 Affiant Subscribed and sworn to before me, this 30th day of October, 2019. Notary Public My Commission Expires: May 3, 2021

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

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
500 28th Holdings, LLC 217 38th Avenue North Nashville, Tennessee 37209	New Owner	092-10-0-264.00 092-10-0-265.00 092-10-0-266.00 092-10-0-267.00 092-10-0-267.01 092-10-0-267.02

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, **CHARLES T. WEHBY and/or SALLY J. WEHBY, TRUSTEES OF THE CHARLES & SALLY WEHBY LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHARLES T. WEHBY AND SALLY J. WEHBY DATED DECEMBER 17, 2014** ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **500 28TH HOLDINGS, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors, heirs and assigns, 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 unimproved property located at **510 27th Avenue North, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their 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 the Grantees, Grantees' 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, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 31ST day of October, 2019.

GRANTOR:

Charles T. Wehby and/or Sally J. Wehby, Trustees of The Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby dated December 17, 2014

Charles T. Wehby, Trustee

Sally J. Wehby, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, LINDSAY HAMADA a notary public of the state and county aforementioned, personally appeared **CHARLES T. WEHBY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby dated December 17, 2014, the within named bargainor, and that such person acting as Trustee executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust as its Trustee.

Witness my hand and seal, at office, this 31ST day of October, 2019.

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2023

Notary Public

My Commission Expires: _____

4815-9729-6555, v. 2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, LINDSAY HAMADA a notary public of the state and county aforementioned, personally appeared **SALLY J. WEHBY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby dated December 17, 2014, the within named bargainor, and that such person acting as Trustee executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust as its Trustee.

Witness my hand and seal, at office, this 31ST day of October, 2019.

Lindsay Hamada
Notary Public

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

EXHIBIT A

Legal Description

Tract 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being all of Lots 11-16 and parts of Lots 17-21 on M.S. Pilcher's Resubdivision of Block "D" of M.B. and M.S. Pilcher's Resubdivision of Part of the Barrow Land of record in Plat Book 57, Page 151 and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the easterly right-of-way line of 28th Avenue North, 50 feet in width and the southerly right-of-way line of Alley Number 945, 16 feet in width;

Thence leaving the easterly right-of-way line of 28th Avenue North with the southerly right-of-way line of Alley Number 945, South 82 deg 50 min 19 sec East, 441.46 feet to an existing iron rod on the westerly right-of-way line of a railroad;

Thence with the westerly railroad right-of-way line, South 56 deg 49 min 13 sec West, 324.59 feet to an existing iron rod at the center of Felicia Street, 50 feet in width and closed by Ordinance Number 79-1477;

Thence with the center of said Felicia Street, South 78 deg 45 min 13 sec West, 109.71 feet to an existing iron rod on the easterly right-of-way line of said 28th Avenue North;

Thence with the easterly right-of-way line of 28th Avenue North for the following two calls:

1) North 14 deg 27 min 47 sec West, 246.10 feet to an existing iron rod;
2) North 09 deg 47 min 08 sec East, 16.00 feet to the point of beginning; containing 61,486 square feet or 1.412 acres more or less.

Said Tract 2 being a collective description of Tracts 4, 5, 6, 7 8 and 9, each individually described as set forth below.

Tract 4:

A parcel of land located in Block "D" in M.S. and M.B. Pilcher's Resubdivision of Block "D" recorded in Book 57, pages 91 and 151, of said Register's Office, and being that part of Lots 16, 17, 18, 19, 20, and 21 in said Block "D" that lie north of a line 40 feet northerly from and parallel to the center line of the main tract of the Tennessee Central Railway as then located.

Tract 5:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13, all of 14, and part of 15 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast comer of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight et al by property line agreement; thence with said old stone wall in said established line, North 73 deg. 30' East 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence with same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same North 16 deg. 30' West 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying southerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Tract 6:

Land in Davidson County, Tennessee, being parts of Lots 12, 13, all of 14, and part of Lot No. 15 on the Plan ofM.S. Pilcher's Re-Subdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast comer of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight, et al by property line agreement; thence with said old stone wall and said established line, North 73 deg. 30' East 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same North 16 deg. 30' West 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying northerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, Tennessee, to which reference is made.

Tract 7:

Being a part of Lot No. 15, M.S. Pilcher's Re-Subdivision of Block "D" in M.B. & M.S. Pilcher's Subdivision of part of the Barrow Property as of record in Book 57, page 151, said Register's Office, and a part of Felicia Street, closed by Ordinance 66.908 and described according to survey made by Barge-Waggoner & Summer, Inc., as follows:

Beginning in the east margin of 28th Avenue North, at a point in the center of Felicia Street, closed thence with said Avenue, North 16 deg. 58' West 41.93 feet; thence along an old fence line, North 73 deg. 30' East 111.64 feet to the west margin of an alley; thence with said alley South 13 deg. 38' East 22.20 feet; thence along the north margin of Felicia Street, closed, North 76 deg. 15' East

6 feet; thence South 13 deg. 38' East 24.27 feet to a point in the north margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way South 54 deg. 19' West 2.03 feet; thence leaving said right-of-way and with the center of Felicia Street, closed, South 76 deg. 15' West 113 .17 feet to the beginning.

Tract 8:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 11 and 12 on the Map of M.S. & M.B. Pilcher's Subdivision, of record in Book 57, Page 151, Register's Office for said County, and described as follows:

Beginning at the northwest corner of Lot No. 11, being the southeast intersection of 28th Avenue North and Benson Avenue, formerly an alley; thence with the margin of Benson Avenue easterly 128 feet to the westerly margin of an alley; thence with the margin of said alley southerly 21 feet 3 inches to a point; thence southwesterly 124 feet more or less to the easterly margin of 28th Avenue North, which point is 19 feet 6 inches north of the corner of Lots 12 and 13; thence with the margin of 28th Avenue North, northerly 53 feet 6 inches to a turn in said Avenue, and continuing with the same, northerly 16 feet to the point of beginning.

Tract 9:

Land in Davidson County, Tennessee, being parts of Lots Nos. 11, 12, and 13 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow Property, as of record in Book 57, page 151, Register's Office for said County, described as follows:

Beginning on the easterly margin of 28th Avenue North at a point 69.5 feet south of the southerly margin of the first alley north of Felicia Street, being the southwest corner of the property conveyed to E.J. Thornton and wife, by deed from Miss Flora Gray, of record in Book 1640, page 243, said Register's Office; thence with Thornton's southerly line eastwardly 123.3 feet to an iron pin, 21 feet 3 inches south of the southerly margin of said alley; thence with said alley southwardly 56.66 feet to an iron pin in the northeast corner of the property conveyed to Calvin Toler by deed from Ida Bennett, of record in Book 1250, page 216, said Register's Office; thence with Taler's northerly line westwardly 118.4 feet to an iron pin in the easterly margin of 28th Avenue North; thence with said Avenue northwardly 56.66 feet to the beginning.

The subject property is further collectively described as follows:

LAND SITUATED IN 21 ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE AND BEING MORE P ARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) LYING IN THE SOUTHERLY MARGIN OF ALLEY #945 (16'R.O.W.) AND IN THE NORTHERLY MARGIN OF CHEATHAM COUNTY RAIL COMPANY OF RECORD IN INSTRUMENT 20150122-0006162, R.O.D.C. BEING THE NORTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT;

THENCE, ALONG SAID NOTHERL Y MARGIN OF CHEATAM COUNTY RAIL COMPANY THE NEXT TWO (2) CALLS:

THENCE, S56°50'27"W, A DISTANCE OF 324.59' TO AN IRON ROD (NEW);

THENCE, S78°46'27"W, A DISTANCE OF 109.84' TO AN IRON ROD (NEW);

THENCE, ALONG THE EASTERLY MARGIN OF 23m AVE. NORTH (50'R.O.W.) THE NEXT TWO (2) CALLS:

THENCE, Nl4°15'10"W, A DISTANCE OF 248.02' TO AN IRON ROD (OLD);

THENCE, Nl0°04'26"E, A DISTANCE OF 16.00' TO AN IRON ROD (NEW);

THENCE, ALONG SAID ALLEY #945 S82°33'12"E, A DISTANCE OF 441.46' TO THE POINT OF BEGINNING,

CONTAINING 61,855 SQUARE FEET OR 1.42 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Charles T. Wehby and/or Sally J. Wehby, Trustees of The Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby dated December 17, 2014, by Quitclaim Deed of record in Instrument No. 20141226-0117781, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Exceptions

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

2. Possible right of Railroad to increase its right-of-way to the full extent of its charter.

3. Subject to all matters shown on the Plan of record in Plat Book 57, Page 151, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.

5. Property Line Agreement of record in Book 4040, Page 696, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX