Karen Johnson Davidson County
Batch# 312159 DEEDWARRSP
11/06/2019 02:02:30 PM 7 pgs
Fees: $38.00 Taxes: $2,941.87
20191106-0114756

THIS INSTRUMENT PREPARED BY:

Eric Dahlberg, Esq.
5501 LBJ Freeway
Suite 200
Dallas, TX 75240

DANA SAWYERS
Notary Public, State of Texas
Comm. Expires 03-18-2023
Notary ID 128639241

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $795,100.00

By: _____
Affiant

Subscribed and sworn to before me, this 1 day of November 2019.

_____
Notary Public
My Commission Expires: 3-18-23

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Old Harding Investors 760 Melrose Avenue Nashville, TN 37211	New Owner	Map/Parcel U1900017N

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$10.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BELLSOUTH TELECOMMUNICATIONS, LLC, a Georgia limited liability company, successor by conversion to Bellsouth Telecommunications, Inc., a Georgia corporation** (herein referred to as "***Grantor***") has this day bargained and sold and, by these presents, does hereby transfer and convey to **OLD HARDING INVESTORS, a Tennessee joint venture** (herein referred to as "***Grantee***"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit and more particularly described on Exhibit "A" attached hereto and made a part hereof, being the improved property commonly known as 5821, 5823 and 5825 Old Harding Pike, Nashville, TN 37205 (the "***Property***").

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

4851-3106-0651

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance, except for the matters listed on Exhibit "B" attached hereto and made a part hereof (collectively, the "***Permitted Exceptions***").

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[*Remainder of Page Intentionally Left Blank*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective October 30th, 2019.

GRANTOR:

BellSouth Telecommunications, LLC,
a Georgia limited liability company

By: _____
Richard D. Wagner,
Director

STATE OF Illinois

COUNTY OF Cook, ss:

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard D. Wagner, with whom I am personally acquainted, and who upon oath acknowledged himself to be Director of BellSouth Telecommunications, LLC, a Georgia limited liability company (the "*Company*"), the within named Grantor, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as such officer.

Witness my hand and seal, on this the 30th day of October 2019.

_____
NOTARY PUBLIC Denise Fowler

My commission expires: Nov 1, 2019

[AFFIX NOTARIAL SEAL]

OFFICIAL SEAL
DENISE FOWLER
Notary Public - State of Illinois
My Commission Expires Nov 1, 2019

4851-3106-0651

EXHIBIT A

(Legal Description)

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lots 6, 7 and part of 8, Unrecorded Plan of a Resubdivision of Lot No. A-2 REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as shown on plat of record in Book 843, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also described in Quitclaim Deed of record in Book 10055, Page 452, in the Register's Office of Davidson County, Tennessee, as follows:

Being a parcel of land in Nashville, First Civil District Thirty-fourth Councilmanic District, Davidson County, Tennessee, located on the Southeasterly side of Old Harding Pike at Keyway Drive, being Lots No. 6, 7 and part of Lot 8 on the unrecorded plan of a Resubdivision of Lot No. A-2 Revised Plan of Highlands of Belle Meade No. 2, and being more particularly described as follows:

BEGINNING at an iron pin in the Southerly right-of-way of Old Harding Pike, said pin being South 35 degrees 24 minutes 52 seconds West 150 feet more or less from the centerline, extended, of Keyway Drive, said point also being the common corner of Lot Nos. 7 and 8, as shown on said plan;

THENCE with said right-of-way line N. 35 degrees 24 minutes 52 seconds East 200.20 feet to an iron pin;

THENCE leaving said right-of-way line with the Westerly line of property conveyed to Charles C. Trabue, III, Trustee by deed of record in Book 4728, Page 47, R.O.D.C., South 55 degrees 19 minutes 00 seconds East 172.79 feet to an iron pin in the Northerly right-of-way line of the CSX Transportation Railroad;

THENCE, with said right-of-way line S 24 degrees 38 minutes 02 seconds West 34.69 feet to an iron pin;

THENCE, continuing with said right-of-way line with a curve to the right 223.12 feet to an iron pin; said curve having a central angle of 01 degrees 07 minutes 05 seconds, a radius of 11,434.12 feet, a tangent of 111.56 feet and a chord of South 25 degrees 11 minutes 37 seconds West 223.11 feet;

THENCE, leaving said right-of-way line with the Easterly line of property conveyed Cecil F. Fox by deed of record in Book 4838, Page 460, R.O.D.C., North 54 degrees 13 minutes 57 seconds West 135.10 feet to an iron pin;

THENCE leaving said line with the Southerly line of property conveyed to Cecil F. Fox by deed of record in Book 4361, Page 399, R.O.D.C., North 35 degrees 41 minutes 43 seconds East 50.00 feet to an iron pin;

THENCE, with the Easterly line of said Fox property North 54 degrees 18 minutes 17 seconds West 84.00 feet to the point of beginning;

Containing 42,259 square feet or 1.04 acres, more or less.

And being further described in Special Warranty Deed of record in Book 10055, Page 455, in the Register's Office of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots No. 6, 7 and part of Lot 8 on the unrecorded plan of a resubdivision of Lot No. A-2 Revised Plan of Highlands of Belle Meade No. 2, of record in Book 843, Page 18, Register's Office for said County, and described as follows:

Beginning at a point in the Southerly margin of Old Harding Road, being the common Northerly corner of Lots 7 and 8, thence North 35 degrees 24 minutes 52 seconds East 200.2 feet to a point; thence South 54 degrees 56 minutes 27 seconds East 170.99 feet to a point; thence South 25 degrees 04 minutes 06 seconds West 255.55 feet to a point; thence North 54 degrees 30 minutes 00 seconds West 132.94 feet to a point; thence North 35 degrees 29 minutes 22 seconds East 50.00 feet to a point; thence North 54 degrees 30 minutes 38 seconds West 84.00 feet to the point of beginning, containing 1.022 acres more or less.

4851-3106-0651

Being the same property conveyed to William R. Long by Warranty Deed from Gary L. Waltemath and wife, Betty F. Waltemath, dated December 29, 1986, recorded on December 30, 1986 in Book 7085, Page 649, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to BellSouth Telecommunications, Inc., by Quitclaim Deed from William R. Long, dated May 20, 1996, recorded on May 20, 1996 in Book 10055, Page 452, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to BellSouth Telecommunications, Inc., by Special Warranty Deed from William R. Long, dated May 20, 1996, and recorded on May 20, 1996 in Book 10055, Page 455, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

(Permitted Exceptions)

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.

2. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property and not shown by the Public Records.

3. Taxes and assessments for the year 2019 and previous and subsequent years, not yet due and payable, as assessed and collected by the State of Tennessee, provided that the Grantor shall pay and satisfy all taxes and assessments which are assessed, or will be assessed, for any time periods preceding the date of this conveyance.

Tennessee Certification of Electronic Document

I, Eric Dahlberg, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Texas

County of Dallas

Personally appeared before me, Roxanne Q Linscomb, a notary public for this county and state,
Notary's Name

Eric Dahlberg, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 10-21-20

NOTARY'S SEAL

ROXANNE Q. LINSCOMB
Notary Public, State of Texas
Comm. Expires 10-21-2020
Notary ID 10668770

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731