Karen Johnson Davidson County
Batch# 313808 DEEDWARRSP
11/08/2019 02:43:30 PM 9 pgs
Fees: $48.00 Taxes: $99,900.00
20191108-0115825

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Tax Map/Parcel IDs:
Circle South Holdings (TN) LLC 2000 McKinney Avenue Suite 1000 Dallas, TX 75201	Same	Parcel No. 093-10-0-058.00 Parcel No. 093-10-0-060.00 Parcel No. 093-10-0-061.00 Parcel No. 093-10-0-066.00 Parcel No. 093-10-0-067.00 Parcel No. 093-10-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CIRCLE SOUTH PARTNERS, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **CIRCLE SOUTH HOLDINGS (TN) LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, the following described real property, to wit:

> ALL THOSE TRACTS OR PARCELS of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH all improvements situated thereupon and/or related thereto (the "Improvements"), and all rights, privileges, and easements, if any, appurtenant to and/or serving the Land and/or the Improvements (the Land, the Improvements and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Land and Improvements and with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered by matters arising by, through or under Grantor, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8 day of November, 2019.

GRANTOR:

CIRCLE SOUTH PARTNERS,
a Delaware limited liability company

By: _____
Name: Joel David Byerley
Its: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joel David Byerley, the Manager of Circle South Partners LLC, a Delaware limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the limited liability company as such Manager.

Witness my hand and official seal this 7 day of November, 2019.

My Commission Expires:

10-7-2023

_____
Notary Public MATT RIGSBY

MATT RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tn

COUNTY OF Williamson

The actual consideration for this transfer, or value of the property conveyed (whichever is greater) is $27,000,000.00.

Affiant

Sworn to and subscribed before me,
this 8 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 11-08-2019

LISA BRACEY-FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit "A"

Legal Description of Property

TRACT 1: Map/Parcel: 09310005800

BEING LOT NO. 19 ON THE PLAN OF O. EWING'S ADDITION OF RECORD IN PLAT BOOK 21, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 58 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE SOUTH BY THE RIGHT-OF-WAY (R/W) OF ALLEY #139 (15' PUBLIC RIGHT-OF-WAY); ON THE WEST BY THE R/W OF 8TH AVENUE SOUTH (50' PUBLIC R/W), ON THE EAST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), AND ON THE NORTH BY THE AFRICAN METHODIST EPISCOPAL CHURCH INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20031219-0181291 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A 1" IRON PIPE (OLD) IN THE EASTERLY R/W OF 8TH AVENUE BEING THE SOUTHWEST CORNER OF SAID AFRICAN METHODIST EPISCOPAL CHURCH PROPERTY AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W SOUTH 88 DEGREES 15 MINUTES 45 SECONDS EAST, 138.67 FEET TO A P.K. NAIL (OLD) IN THE WESTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 SOUTH 00 DEGREES 57 MINUTES 45 SECONDS EAST, 49.48 FEET TO A P.K. NAIL (OLD) IN THE NORTHERLY R/W OF ALLEY #139; THENCE LEAVING ALLEY #142 WITH ALLEY #139 NORTH 88 DEGREES 02 MINUTES 54 SECONDS WEST, 137.84 FEET TO A P.K. NAIL (OLD) IN THE EASTERLY R/W OF 8TH AVENUE; THENCE WITH 8TH AVENUE NORTH 01 DEGREES 57 MINUTES 56 SECONDS WEST, 49.01 FEET TO THE POINT OF BEGINNING.

TRACT 2: Map/Parcel: 09310006000

BEING LOT NOS. 16, 17 AND 18 ON THE PLAN OF O. EWING'S ADDITION OF RECORD IN PLAT BOOK 21, PAGE 54 AND 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 60 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF LEA AVENUE (PUBLIC RIGHT-OF-WAY VARIES) AND THE AFRICAN METHODIST EPISCOPAL CHURCH INC. PROPERTY OF RECORD IN INSTRUMENT NUMBER 20100514-0037453 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE WEST BY THE R/W OF 8TH AVENUE SOUTH (50' PUBLIC R/W), ON THE EAST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), AND ON THE SOUTH BY THE AFRICAN METHODIST EPISCOPAL CHURCH INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20031219-0181291 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A P.K. NAIL (NEW) IN THE EASTERLY R/W OF 8TH AVENUE BEING THE SOUTHWEST CORNER OF SAID AFRICAN METHODIST EPISCOPAL CHURCH PROPERTY AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W SOUTH 82 DEGREES 29 MINUTES 50 SECONDS EAST, PASSING A P.K. NAIL (NEW) AT 111.76 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 143.64 FEET TO A P.K. NAIL (NEW) IN THE WESTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 SOUTH 00 DEGREES 46 MINUTES 30 SECONDS EAST, 158.95 FEET TO A P.K. NAIL (OLD) BEING THE NORTHEAST CORNER OF THE AFRICAN METHODIST EPISCOPAL CHURCH PROPERTY; THENCE LEAVING THE SAID ALLEY NORTH 88 DEGREES 15 MINUTES 45 SECONDS WEST, 138.67 FEET TO A 1" IRON PIPE (OLD) IN THE EASTERLY R/W OF 8TH AVENUE; THENCE WITH 8TH AVENUE NORTH 01 DEGREES 57 MINUTES 56 SECONDS WEST, 173.56 FEET TO THE POINT OF BEGINNING.

TRACT 3: Map/Parcel: 09310006100

BEING LOT NO. 15 ON THE PLAN OF O. EWING'S ADDITION OF RECORD IN PLAT BOOK 21, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 61 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE SOUTH BY THE RIGHT-OF-WAY (R/W) OF ALLEY #139 (15' PUBLIC RIGHT-OF-WAY); ON THE WEST BY THE R/W OF ALLEY #142 (15' PUBLIC R/W), ON THE NORTH BY THE R/W OF LEA AVENUE (50' PUBLIC R/W), AND ON THE EAST BY THE SMITH & WEST INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20010214-0014360 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A P.K. NAIL (NEW) IN THE EASTERLY R/W OF ALLEY #142 AND THE SOUTHERLY R/W OF LEA AVENUE BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH LEA AVENUE SOUTH 82 DEGREES 08 MINUTES 38 SECONDS EAST, 52.33 FEET TO A P.K. NAIL (NEW) BEING THE NORTHWEST CORNER OF THE SAID SMITH & WEST PROPERTY; THENCE LEAVING LEA AVENUE SOUTH 00 DEGREES 55 MINUTES 37 SECONDS WEST, 176.17 FEET TO A ½" IRON ROD (OLD) IN THE NORTHERLY R/W OF ALLEY #139; THENCE WITH ALLEY #139 NORTH 88 DEGREES 02 MINUTES 54 SECONDS WEST, 46.42 FEET TO A P.K. NAIL (NEW) IN THE EASTERLY R/W OF ALLEY #142; THENCE WITH ALLEY #142 NORTH 00 DEGREES 49 MINUTES 10 SECONDS WEST, 181.74 FEET TO THE POINT OF BEGINNING.

TRACT 4: Map/Parcel: 09310006600

BEING PART OF LOT NO. 26 ON THE PLAN OF SOUTHFIELD OF RECORD IN BOOK N, PAGE 459, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 66 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF LAFAYETTE STREET (PUBLIC RIGHT-OF-WAY VARIES), ON THE WEST BY THE AFRICAN METHODIST EPISCOPAL CHURCH INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20100514-0037453 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE EAST BY THE THOMAS PRESTON SMITH PROPERTY OF RECORD IN DEED BOOK 4650, PAGE 351

(R.O.D.C.T)., AND ON THE SOUTH BY THE R/W OF LEA AVENUE (50' PUBLIC R/W), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A P.K. NAIL (NEW) IN THE SOUTHERLY R/W OF LAFAYETTE STREET BEING THE NORTHWEST CORNER OF SAID SMITH PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W SOUTH 07 DEGREES 38 MINUTES 52 SECONDS WEST, 61.54 FEET TO A 5/8" IRON ROD (OLD) IN THE NORTHERLY R/W OF LEA AVENUE; THENCE WITH LEA AVENUE NORTH 82 DEGREES 09 MINUTES 05 SECONDS WEST, 112.71 FEET TO A P.K. NAIL (OLD) BEING THE SOUTHEAST CORNER OF THE AFRICAN METHODIST EPISCOPAL CHURCH PROPERTY; THENCE LEAVING LEA AVENUE NORTH 08 DEGREES 42 MINUTES 53 SECONDS EAST, 98.08 FEET TO A P.K. NAIL (NEW) IN THE SOUTHERLY R/W OF LAFAYETTE STREET; THENCE WITH LAFAYETTE SOUTH 63 DEGREES 56 MINUTES 21 SECONDS EAST, 116.87 FEET TO THE POINT OF BEGINNING.

TRACT 5: Map/Parcel: 09310006700

BEING LOT NOS. 28 AND 27 AND A PORTION OF LOT NO. 26 ON THE WILSON SPRINGS PLAN OF LOTS OF RECORD IN BOOK NO. 14, PAGE 344, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 67 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF LAFAYETTE STREET (PUBLIC RIGHT-OF-WAY VARIES), ON THE WEST BY THE AFRICAN METHODIST EPISCOPAL CHURCH INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20100514-0037453 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE EAST BY THE AFRICAN METHODIST EPISCOPAL CHURCH INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20031219-0181291 (R.O.D.C.T)., AND ON THE SOUTH BY THE R/W OF LEA AVENUE (50' PUBLIC R/W), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A P.K. NAIL (NEW) IN THE SOUTHERLY R/W OF LAFAYETTE STREET BEING THE NORTHWEST CORNER OF SAID AFRICAN METHODIST EPISCOPAL CHURCH PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W SOUTH 08 DEGREES 42 MINUTES 53 SECONDS WEST, 98.08 FEET TO A P.K. NAIL (OLD) IN THE NORTHERLY R/W OF LEA AVENUE; THENCE WITH LEA AVENUE NORTH 82 DEGREES 08 MINUTES 03 SECONDS WEST, 85.10 FEET TO A P.K. NAIL (NEW) BEING IN THE EASTERLY LINE OF THE AFRICAN METHODIST EPISCOPAL CHURCH PROPERTY; THENCE LEAVING LEA AVENUE NORTH 05 DEGREES 28 MINUTES 34 SECONDS EAST, 128.39 FEET TO A P.K. NAIL (NEW) IN THE SOUTHERLY R/W OF LAFAYETTE STREET; THENCE WITH LAFAYETTE SOUTH 63 DEGREES 56 MINUTES 21 SECONDS EAST, 96.75 FEET TO THE POINT OF BEGINNING.

TRACT 6: Map/Parcel: 09310007000

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 70 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 93-10. BEING BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY (R/W) OF LAFAYETTE STREET (PUBLIC RIGHT-OF-WAY VARIES), ON THE EAST BY THE AFRICAN METHODIST EPISCOPAL CHURCH INC. PROPERTY OF RECORD INSTRUMENT NUMBER 20100514-0037453 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.) AND THE R/W OF LEA AVENUE (50' PUBLIC R/W), ON THE SOUTH BY THE AFRICAN METHODIST

EPISCOPAL CHURCH INC. PROPERTY OF RECORD IN INSTRUMENT NUMBER 20031219-0181291 (R.O.D.C.T)., AND ON THE WEST BY THE R/W OF 8TH AVENUE SOUTH (50' PUBLIC R/W), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A P.K. NAIL (NEW) IN THE SOUTHERLY R/W OF LAFAYETTE STREET BEING THE NORTHWEST CORNER OF SAID AFRICAN METHODIST EPISCOPAL CHURCH PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID R/W SOUTH 05 DEGREES 28 MINUTES 34 SECONDS WEST, PASSING A 5/8" IRON ROD (OLD) AT 128.39 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 153.76 FEET TO A P.K. NAIL (NEW); THENCE NORTH 82 DEGREES 29 MINUTES 50 SECONDS WEST, 111.76 FEET TO A P.K. NAIL (NEW) BEING IN THE EASTERLY R/W OF 8TH AVENUE; THENCE WITH 8TH AVENUE NORTH 01 DEGREES 57 MINUTES 56 SECONDS WEST, 26.74 FEET TO A 5/8" IRON ROD (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 189.50 FEET , AN ARC LENGTH OF 98.30, A CENTRAL ANGLE OF 29 DEGREES 43 MINUTES 20 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 08 DEGREES 21 MINUTES 22 SECONDS EAST, 97.20 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET , AN ARC LENGTH OF 12.12, A CENTRAL ANGLE OF 38 DEGREES 34 MINUTES 45 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 42 DEGREES 44 MINUTES 08 SECONDS EAST, 11.89 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 163.00 FEET , AN ARC LENGTH OF 27.56 FEET, A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 15 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 57 DEGREES 10 MINUTES 53 SECONDS EAST, 27.53 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET , AN ARC LENGTH OF 13.88 FEET, A CENTRAL ANGLE OF 44 DEGREES 10 MINUTES 53 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 74 DEGREES 25 MINUTES 42 SECONDS EAST, 13.54 FEET TO A ½" IRON ROD (OLD) IN THE SOUTHERLY R/W OF LAFAYETTE STREET; THENCE WITH LAFAYETTE STREET AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 387.50 FEET , AN ARC LENGTH OF 63.99 FEET, A CENTRAL ANGLE OF 09 DEGREES 27 MINUTES 40 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 81 DEGREES 34 MINUTES 00 SECONDS EAST, 63.92 FEET TO A POINT; THENCE SOUTH 63 DEGREES 56 MINUTES 21 SECONDS EAST, 5.34 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Circle South Partners, LLC, a Delaware limited liability company, by warranty deed from the African Methodist Episcopal Church Inc. of record as Instrument No. 20180924-0094449, in the Register's Office of Davidson County, Tennessee, and Quitclaim Deed from the African Methodist Episcopal Church Inc. of record as Instrument No. 20180924-0094450, aforesaid records.

Exhibit "B"

Permitted Exceptions

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

2. Restrictive Covenants of record as Instrument No. 20020626-0076795; Instrument No. 20050124-0009719; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092715, in the Register's Office for Davidson County, TN

3. Ordinance No. BL2017-882

Tennessee Certification of Electronic Document

I, Heather Wood, 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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

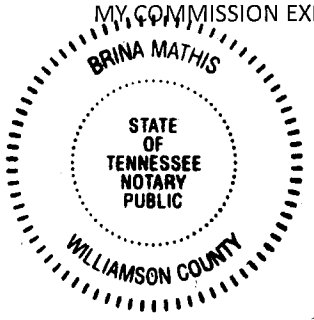
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(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).