Karen Johnson Davidson County
Batch# 317987 DEEDWARRSP
11/21/2019 08:01:30 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20191121-0120149

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
Maynard Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2019.

Notary Public
My Commission Expires: 12/18/21

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Pig Star Real Estate Holdings, LLC 903 Gleaves Street Nashville, TN 37203-4112	New Owner	091-00-0-044.00

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, **4901 CENTENNIAL PARTNERS, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **PIG STAR REAL ESTATE HOLDINGS, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors 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 improved property located at **4901 Centennial Boulevard, Nashville, Tennessee 37209**.

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 the 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, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 20th day of November, 2019.

GRANTOR:

4901 CENTENNIAL PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe, Jr., President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Danielle Dunn a Notary Public with authority to act in the State and County aforesaid, **ROBERT W. LOWE, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office, this 20th day of November, 2019.

_____
Notary Public

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Block B as shown on Plan No. 2 of West Nashville, of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of Louisiana Avenue and 49th Avenue, North; thence with the westerly margin of said 49th Avenue northerly 71.5 feet to the southerly margin of Centennial Boulevard; thence, with said margin westerly 275.5 feet to the northerly margin of Louisiana Avenue; thence, with the northerly margin of said Avenue easterly 264.5 feet to the beginning.

Being the same property conveyed to 4901 Centennial Partners, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20170721-0073843 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Taxes for the year 2020 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

3. Subject to Metro Ordinance No. O80-146.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Jason Moseley, TN RLS No. 2644, OHM Advisors, 209 10th Avenue South, Suite 116, Nashville, TN 37203, dated October 23, 2019:

   (a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
   (b) Building setbacks;
   (c) Parking lot, building, fence, and wall encroachments.

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