Karen Johnson Davidson County
Batch# 326578 DEEDWARR
12/09/2019 08:56:11 AM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20191209-0126514

This Instrument Prepared By:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Retail Partners Thirty 95 White Bridge Road, Suite 402 Nashville, TN 37205	SAME	Map 104-02-0 Parcel 366.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TENNGREEN LAND CONSERVANCY, a Tennessee nonprofit corporation, formerly known as Tennessee Parks and Greenways Foundation, a Tennessee nonprofit corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RETAIL PARTNERS THIRTY, a Tennessee general partnership (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit "B" attached hereto and incorporated by reference. And Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signature blocks follow.)

IN WITNESS WHEREOF, the undersigned Grantor has hereunto subscribed its name on this 5th day of December 2019.

TENNGREEN LAND CONSERVANCY
A Tennessee nonprofit corporation

By: Steven H. Law

Print Name: Steven H. Law

Title: Executive Director

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/herself to be Executive Director of TENNGREEN LAND CONSERVANCY, a Tennessee nonprofit corporation, the within named bargainor, and that he/she as such Executive Director executed the foregoing instrument for the purpose therein contained by signing the name of the nonprofit corporation by him/herself as its Executive Director.

WITNESS my hand and official seal on this 5th day of December 2019.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

NOTARY PUBLIC
My Commission expires: My Commission Expires: March 7, 2023

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6 day of December 2019.

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

NOTARY PUBLIC
My Commission expires: May 9, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Henry George's Subdivision of part of Lot 56, Boyd's Cockrill Spring Tract of record in Plat Book 161, page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tennessee Parks and Greenways Foundation, a Tennessee nonprofit corporation by Deed of record in Instrument No. 20120515-0041744, Register's Office for Davidson County, Tennessee.

The said Tennessee Parks and Greenways Foundation is now known as Tenngreen Land Conservancy pursuant to Articles of Amendment filed with the Tennessee Secretary of State.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2020, a lien not yet due and payable.

2. Matters shown on the Plat of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee.