SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Front Street Partners, LLC 322 N Front Street Murfreesboro, TN 37130	102-065.00	Same as New Owner
This instrument prepared by and when recorded return to: Butler Snow LLP (CPP), 150 3rd Avenue South, Suite 1600, Nashville, Tennessee 37201		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the ___ day of December, 2019 by and between **WESTSIDE VENTURES LLC**, a Tennessee limited liability company ("***Grantor***") and **FRONT STREET PARTNERS, LLC**, a Tennessee limited liability company ("***Grantee***").

WITNESSETH

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, Grantee's representatives, successors and assigns, all of its interest in and to that certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B that is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Karen Johnson Davidson County
Batch# 334184 DEEDWARRSP
12/26/2019 08:34:09 AM 4 pgs
Fees: $23.00 Taxes: $19,610.00



20191226-0132754

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

Westside Ventures LLC

By: _____
Name: Kelly Jones
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Charles Palmer Pillans IV, a Notary Public in and for the State and County aforesaid, personally appeared Kelly Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Westside Ventures LLC, the within named bargainor, and that as such Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Member.

Witness my hand and seal this 18th day of December, 2019.

CHARLES PALMER PILLANS IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM EXP MAY 3, 2021
DAVIDSON COUNTY

_____
Notary Public
My commission expires: May 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5,300,000.00

_____
Affiant

Subscribed and sworn to before me this 19th day of December, 2019.

_____
Notary Public
My Commission Expires: 02/26/2023

EMILY HOPE HEATH
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

BEING land in Nashville, First Civil District, Twenty-third Councilmanic District, Davidson County, Tennessee, located west of Charlotte Pike and south of River Road and being more particularly described as follows:

BEGINNING at an iron pin found in the westerly right-of- way of Charlotte Pike (U.S. Highway 70) (an 80-foot right-of-way) said pin being the northeasterly corner of the herein described land and the southeasterly corner of property conveyed to Willie E. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, Page 532, Register's Office Davidson County, Tennessee; THENCE, along the west right-of-way of said Charlotte Pike the following calls: S 31° 26' 08" W, 757.51 feet to an iron pin set at the beginning of a curve to the right; With said curve 100.10 feet to an iron pin found, said curve having a central angle of 02° 01' 49", a radius of 2825.00 feet, a tangent of 50.06 feet and a chord of S 32° 25' 22" W. 100.10 feet; THENCE, leaving said right-of-way and along the northeasterly lines of property conveyed to Karen R. Phillips by deed of record in Deed Book 10378, Page 864, R.O.D.C., the following calls: N 52° 16' 29" W, 225.82 feet; N 28° 18' 45" E, 131.80 feet; N 52° 15' 45" W, 443.07 feet; S 82° 04' 52" W, 84.58 feet; N 58° 26' 29" W, 199.91 feet to a point in an old woven wire fence, said point also being in the easterly line of property conveyed to Philip Lee Chilton and Melissa Ann Chilton by deed of record in Deed Book 9985, Page 360, R.O.D.C.; THENCE, along said fence and said easterly line of Chilton the following calls: N 08° 28' 22" E, 94.00 feet; N 05° 32' 41" E, 166.97 feet; N 10° 36' 09" E, 146.12 feet to an iron pin found in old fence line; N 11° 17' 03" E, 184.69 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 200512160151330, R.O.D.C.; THENCE, along the southerly line of Hallmark property, S 56° 59' 38" E, 621.16 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 200512160151330, R.O.D.C.; THENCE, along the southerly line of Hallmark property, S 76° 41' 34" E. 199.05 feet to an iron pin found in the southwesterly corner of property conveyed to Willie E. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, Page 532, R.O.D.C., said pin also being in northwesterly corner of Stephens Family Cemetery of record in Deed Book 2271, Page 582, R.O.D.C.; THENCE along the southerly line of said Moss property, S 76° 26' 13" E, 372.08 feet to the Point of Beginning; Containing 629,018 square feet or 14.44 acres, more or less.

Included in the above described property is the Stephens Family Cemetery of record in Deed Book 2271, Page 582, R.O.D.C., and containing 2,087 square feet, more or less.

Being the same property conveyed to Westside Ventures LLC, a Tennessee limited liability company by Special Warranty Deed from Frank G. Mayo and wife, Connie N. Mayo of record in Instrument No. 20060630-0078558, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.

2. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, page 628, Register's Office for Davidson County, Tennessee.

3. Subject to Grant of Easement(s) of record as Instrument Nos. 20100722-0057258, and 20100722-0057266, said Register's Office.

4. Subject to Easement to the Tennessee Electric Power Company of record in Book 787, page 76, said Register's Office.

5. Subject to Memorandum of Lease of record in Book 8741, page 550, as amended by Lease Supplement No. One of record in Book 9624, page 367, as amended by Amendment to Option and Lease Agreement, Memorandum of Lease and Supplement No. One of record as Instrument No. 20060609-0069058 and assigned by Assignment of Lease of record as Instrument No. 20100722-0057267, said Register's Office.

6. Subject to Memorandum of Lease of record in Book 10830, page 685, as assigned by Assignment & Assumption Agreement of record in Book 11520, page 462, Book 11520, page 478, and Lease Assignment of record as Instrument No. 201000722-0057259, said Register's Office.

7. Subject to Memorandum of Lease (Site Lease Acknowledgement) of record in Book 11520, page 471, said Register's Office.

8. Subject to Memorandum of Ground Lease Extension Agreement of record as Instrument No. 20100722-0057261, said Register's Office.

9. Subject to Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto, as described in Book 2271, page 582, said Register's Office.