Karen Johnson Davidson County
Batch# 335323 DEEDWARRSP
12/27/2019 11:07:30 AM 5 pgs
Fees: $28.00 Taxes: $4,662.00
20191227-0133818

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32487-1D - Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Old Harding Partners, G.P.	New Owner	Map 130-01-0 Parcels 029.01,30,31
5821 Old Harding Pike		
Nashville, TN 37205		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Old Harding Investors, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Old Harding Partners, G.P., a Tennessee general partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> BEING all of the same property conveyed to Old Harding Investors, a Tennessee joint venture by special warranty deed dated October 30, 2019 from Bellsouth Telecommunications, LLC, a Georgia limited liability company, successor by conversion to Bellsouth Telecommunications, Inc., a Georgia corporation, of record in Instrument No. 20191106-0114756, Register's Office for Davidson County, Tennessee, evidence of conversion of the grantor entity being of record in Instrument No. 20191106-0114757, said Register's Office.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of December, 2019.

Old Harding Investors, a Tennessee joint venture

By: _____ Managing Joint Venturer
Name: William H. Hawkins
Its: Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer of Old Harding Investors, a Tennessee joint venture, the within-named bargainor, and that he as such Managing Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing Joint Venturer.

WITNESS my hand, at office, this 20th day of December, 2019.

JEFFREY S. BENZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 32023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,260,000.00.

_____
Affiant

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Legal Description

Being a parcel of land in the Urban Services District, 23rd Councilmanic District in Nashville, Davidson County, Tennessee located southeasterly of Old Harding Pike at Keyway Drive, being Lot Nos. 6, 7 and a part of Lot No. 8 on the unrecorded plan of 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 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° 24' 52" E, 200.20 feet to an iron rod (new);

THENCE, leaving said right-of-way with the southerly line of the property conveyed to Arville V. Wheeler, Trustee of record in Deed Book 9525, Page 998, R.O.D.C., S 55° 19' 00" E, 172.79 feet to the westerly right-of-way of CSX Transportation Railroad;

THENCE, with said westerly right-of-way the following calls:

S 24° 38' 02" W, 34.69 to an iron rod (new),

With a curve to the right, said curve having a central angle of 01° 07' 05", a radius of 11,434.12 feet, a tangent of 111.56 feet, a chord of S 25° 11' 37" W, 223.11 feet for an arc length of 223.11 feet to an iron rod (new);

THENCE, leaving said westerly right-of-way with the northerly line of the property conveyed to Sara Lee Fox of record in Will Book 7917, Page 381, the following calls:

N 54° 13' 57" W, 135.10 feet to an iron rod (new),

N 35° 41' 43" E, 50.00 feet to an iron rod (new),

N 51° 18' 17" W, 84.00 feet to the POINT OF BEGINNING;

Containing 45,097 square feet or 1.04 acres, more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 5821 Old Harding Pike by Barge Design Solutions, BradTyson Thomas, Tennessee R.L.S. # 2431 dated October 22, 2019, certified December 20, 2019, as File No. 3716400.

EXHIBIT B
Permitted Encumbrances

1. All Matters as shown on the ALTA/NSPS Land Title Survey of 5821 Old Harding Pike by Barge Design Solutions, BradTyson Thomas, Tennessee R.L.S. # 2431 dated October 22, 2019, certified December 20, 2019, as File No. 3716400.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map 130-01-0 Parcels 029.01,30,31. The property herein described and conveyed was not assessed by the Metropolitan Trustee for 2019 local government taxes, prior to November 6, 2019. Prior to that date, taxes were assessed and collected by the State of Tennessee as a public utility. The property will be subject to assessment and collection of property taxes by the Metropolitan Trustee effective as of the transfer to the Grantor on November 6, 2019. Estimated taxes for 2019 have been prorated between the parties as part of closing and assumed by the Grantor.

3. All Matters as shown on the Plan of record in Plat Book 843, Page 18, Register's Office Davidson County, Tennessee (amending Plat Book 547, Page 159, said Register's Office).

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

