Karen Johnson Davidson County
Batch# 338915 DEEDWARRSP
01/06/2020 01:26:30 PM 5 pgs
Fees: $28.00 Taxes: $7,770.00
20200106-0001557

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Condit Properties, LLC 150 DeBernardo Lane Aptos, CA 95003	083-01-0-433 083-01-0-442	Same Address as New Owner
This instrument prepared by: David A. Rutter, Esq., Bradley Arant Boult Cummings, LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MG STREET HOLDINGS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CONDIT PROPERTIES, LLC, a California limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1** (the "Real Property"), attached hereto and incorporated herein by reference, together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 919 B and 921 Gallatin Avenue, Nashville, Tennessee 37206.

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 successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, 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.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, which is greater, for this transfer is $2,100,000.00.

Fidelity National Title Ins. Co.
By: J. Smith
Affiant

Subscribed and sworn to before me this 3rd day of January, 2020.

Ashley Osgood
Notary Public

My Commission Expires: 12/4/23

ASHLEY OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

4822-0124-5104.1

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 2 day of January, 2020.

GRANTOR:

MG STREET HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Name: Alan Lebowitz
Title: President

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Alan Lebowitz with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of MG STREET HOLDINGS, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of said limited liability company by himself as such President.

Witness my hand seal at office this 2 day of January, 2020.

_____
Notary Public

My Commission Expires: 12/13/2022

JEFFREY JOHN RODEN NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES December 13, 2022

4822-0124-5104.1

SCHEDULE 1

PROPERTY DESCRIPTION

That certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows:

Tract I

Being Lot No.1 on the Plan of Thomas K. Sanders Property, as of record in Book 3842, Page 173, Register's Office for said County. Said Lot No. 1 fronts 70.0 feet on the east side of Gallatin Road, and extends back 150.02 feet on the southerly line and 150.00 feet on the northerly line to a dead line measuring 68.88 feet, thereon.

Tract II

Being part of Lot No. 3 on the Plan of the Martha Martin Lands as of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, being a tract of land also known as Lot No. 1 on the plan of a Two Lot subdivision, property of Trevecca Nazarene College Endowments, Inc. as of record in Book 5210, Page 286, Register's Office for said County, and being more particularly described as follows:

BEGINNING at an iron pin in the Easterly margin of Gallatin Road, said point being 232.79 feet, more or less, North of the intersection of Gallatin Road and Petway Avenue, thence with the Easterly margin of Gallatin Road N 12° 06' 12" E 75.00 feet to an iron pin, said point being the Southwest corner of Lot No. 1 on the plan of Thomas K. Sanders property as of record in Book 3842, Page 169, Register's Office for said County, said point also being the Northwest corner of this described tract; thence leaving the Easterly margin of Gallatin Road with the Southerly lot line of Lot No. 1, Thomas K. Sanders property N 79°59'00" E 150.00 feet to a P.K. Nail set in a tree, said point being the most Northerly corner of Lot No. 2 of the Two Lot subdivision property of Trevecca Nazarene College Endowments, Inc.; thence with the said lot line as follows: S 12°06'00" W 50.00 feet to an iron pin; thence S 79°59'00" W 6.00 feet to an iron pin; thence S 12°06'00" W 25.00 feet to an iron pin; thence S 79°59'00" W 144.00 feet to the point of beginning, containing 10,283 sq. ft. (0.236 Acres) more or less.

Being the same property conveyed to MG STREET HOLDINGS, LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20150417-0034165, Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real property taxes and assessments (general and special, public and private) for the year 2020, a lien, which are not yet due and payable.

2. Matters that would be revealed by an accurate survey of the Property.

3. All applicable governmental laws, statutes, codes, ordinances, rules, regulations, orders, judgments and decrees.

4. Matters arising as a result of the acts or omissions of Grantee or any of its affiliates, agents, employees, contractors or representatives.

5. Rights of tenants in possession, as tenants only, under unrecorded leases.

6. All matters shown on the Plan of record in Plat Book 3842, page 173, Register's Office for Davidson County, Tennessee (as to Tract I).

7. All matters shown on the Plan of record in Plat Book 5210, page 286, Register's Office for Davidson County, Tennessee (as to Tract II).

8. All matters shown on the Plan of record in Plat Book 161, page 101, Register's Office for Davidson County, Tennessee.

202001060001557

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, Brina Mathis, 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.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY