Karen Johnson Davidson County
Batch# 345352 DEEDWARRSP
01/21/2020 08:34:01 AM 5 pgs
Fees: $28.00 Taxes: $19,240.00
20200121-0006722

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
2510 12th Avenue South, LLC 3841 Green Hills Village Drive Suite 400 Nashville, Tennessee 37215	Map/Parcel No. 118-01-0-113.00	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings, LLC (RFW)
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 which are hereby acknowledged, William H. Taylor, Jr., a married individual ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to 2510 12th Avenue South, LLC, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). This is improved property located at 1111 Gilmore Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,200,000.00.

Affiant

Subscribed and sworn to before me this 16th day of January, 2020.

DEBORA SLOAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My commission expires April 4 2022

Notary Public

My Commission Expires: 4-4-2022

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 16th day of January, 2020.

GRANTOR:

William H Taylor Jr.

William H. Taylor, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, RICHARD F. WARREN, the undersigned, a Notary Public in and for said County and State, the within named William H. Taylor, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of January, 2020.

Richard F Warren

Notary Public

RICHARD F. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires: 5/2/2022

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Montrose Place Resubdivision, of record in Plat Book 4350, page 24, and amended in Instrument No. 20191125-0121672, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to William H. Taylor, Jr., by Deed of record as Instrument No. 20100309-0018104 in the Register's Office for Davidson County, Tennessee, as corrected in that certain Corrected Quit Claim Executor's Deed of record as Instrument No. 20170517-0049017, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Property, a survey or that may be ascertained by persons in possession of the Property.

2. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

3. Liability as to taxes resulting from supplemental, revised or corrected assessments pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.

4. All laws, ordinances and other legal requirements or restrictions applicable to the Property.

5. Matters shown on the Plan of record in Plat Book 4350, page 24, and amended in Instrument No. 20191125-0121672, Register's Office for Davidson County, Tennessee.