SPECIAL WARRANTY DEED

This instrument prepared by
and when recorded return to:
Bradley Arant Boult Cummings, LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203
Attention: J. Thomas Trent, Jr.

Karen Johnson Davidson County
Batch# 355483 DEEDWARRSP
02/10/2020 08:03:30 AM 5 pgs
Fees: $28.00 Taxes: $19,055.00
20200210-0014683

Address New Owner:	Map Parcel Numbers:	Send Tax Bills To:
ECG 21st Avenue, LP 118 16th Ave. S. Suite 200 Nashville, Tennessee 37203 Attn: Ryan Seibels	10412006800	Same as Owner

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, **1935 Partners**, a Tennessee general partnership (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **ECG 21st Avenue, LP**, a Tennessee limited partnership (hereinafter referred to as the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,150,000.00.

LILADY HEUGAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Affiant

Subscribed and sworn to before me this 7th day of February, 2020.

Notary Public

My Commission Expires: 7-3-2023

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B.

The Property is improved property located at 1935 21st Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever. Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 7th day of February, 2020.

1935 Partners, a Tennessee general partnership

By: _____
Name: James H. Littlejohn
Title: Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, James H. Littlejohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is an authorized Partner in 1935 Partners, a Tennessee general partnership, the Grantor, and that he is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand, at office, this 7th day of February, 2020.

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Notary Public: _____
My Commission Expires: 7-3-2023

4825-8187-6404.1

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of W.W. Dillon's Subdivision of Lots No. 1 and 2 in G.I. Waddey's Subdivision of the Baxter Lands, as of record in Plat Book 332, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to 1935 Partners from David H. Horowitz and wife Shirley D. Horowitz of record in Instrument No. 20011101-0119132, Register's Office of Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of W.W. Dillon's Subdivision of Lots No. 1 and 2 in George I. Waddey's Subdivision of the Baxter Lands of record in Book 332, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly margin of 21st Avenue, South and extends back 150 feet more or less on the northerly and southerly lines, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to 1935 Partners, a Tennessee general partnership from Shirley Daniels and David Horowitz, individually and d/b/a The Artery of record in Book 9432, page 513, Register's Office of Davidson County, Tennessee.

Parcel 3:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of W.W. Dillion's Subdivision of Lots 1 & 2 in George I. Waddey's Subdivision of the Baxter Lands, of record in Book 332, page 115, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of 21st Ave South, formerly Hillsboro Pike, as widened, and runs back with the northerly margin of Portland Avenue 150 feet, more or less, to an alley, measuring 53.7 feet thereon.

Being the same property conveyed to 1935 Partners, a Tennessee general partnership composed of James H. Littlejohn, Lisa L. Littlejohn and James H. Littlejohn, Trustee by Deed of Record in Instrument No. 200511280142641, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

3. Rights of others in and to the alley contiguous to the land.

4. All matters shown on plat(s) of record in Book 332, Page 115, in the Register's Office of Davidson County, Tennessee.

5. Driveway Agreement of record in Instrument No. 200111010119134; as affected by Revocation and Withdrawal of Consent to Driveway Encroachment of record in Instrument No. 200511150138223, Register's Office for Davidson County, Tennessee.

6. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

