Karen Johnson Davidson County
Batch# 356870 DEEDWARRSP
02/12/2020 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $19,619.25
20200212-0015825

THIS INSTRUMENT PREPARED BY:

C. Tucker Herndon
Burr & Forman LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,302,500.00.

Heather Wood
Affiant

Subscribed and sworn to before me, this 11th day of February, 2020.

Brina Mathis
Notary Public
My Commission Expires: 4-21-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Hill Avenue Properties, GP 345 Hill Avenue Nashville, Tennessee 37210	New Owner	106-11-0-018.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EBON FALCON, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **HILL AVENUE PROPERTIES, GP**, a Tennessee general partnership, ("Grantee"), Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land").

The Land is improved property located at 345 Hill Avenue, Nashville, Davidson County, Tennessee 37210. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 11th day of February, 2020.

GRANTOR:

EBON FALCON, LLC,
a Tennessee limited liability company

By: _____, Pres
David Black, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brandi Norred Maiorino of the state and county aforementioned, personally appeared DAVID BLACK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Ebon Falcon, LLC, the within named bargainor, a limited liability company, and that such person acting as President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its President.

Witness my hand and seal, at office, this 10 day of February 2020.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Consolidation Plat Resubdivision of Lots 11 & 12 Interstate Park South of record in Instrument Number 20141112-0103977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ebon Falcon, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20110812-0062492, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Rights or claims of parties in possession not shown by the public records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property would be disclosed by an accurate and complete land survey of the Property.

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

4. Subject to all matters shown on the Plan of record as Instrument Number 20141112-0103977, Register's Office of Davidson County, Tennessee.

5. Deed of Conveyance of Water Mains to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 4544, Page 76, in the Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance of Sewer Lines to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 4552, Page 833, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20150918-0094800, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Cross Access and Cross Parking Easements of record in Instrument Number 20020405-0042149, in the Register's Office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140407-0028441, in the Register's Office for Davidson County, Tennessee.

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)

STATE OF TENNESSEE NOTARY PUBLIC

BRINA MATHIS

WILLIAMSON COUNTY

202002120015825