SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 412403 **DEEDWARRSP**
06/09/2020 01:26:24 PM 9 pgs
Fees: $48.00 Taxes: $40,145.00

20200609-0059076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$10,850.00.00**.

Affiant

SAM J. MCALLESTER III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 5TH day of June, 2020.

Notary Public

My Commission Expires: 2/26/2023

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mental Health Cooperative, Inc. 275 Cumberland Bend Drive Nashville, Tennessee 37228	071-13-0-016.00	New 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 which are hereby acknowledged, **Cumberland Bend Investors, GP, a Tennessee general partnership** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mental Health Cooperative, Inc., a Tennessee corporation** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property known as 215-275 Cumberland Bend Drive, Nashville, Davidson County, Tennessee 37228.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of the Property, that it has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrances made or suffered by Grantor, except for the Permitted Exceptions shown on Exhibit B attached hereto and incorporated herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Property unto said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

[Signature pages follow]

[Signature page to Special Warranty Deed]

WITNESS this the 4 day of June, 2020.

GRANTOR:

CUMBERLAND BEND INVESTORS, GP
a Tennessee general partnership

By: _____
William M. Wilson
General Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned Notary Public of said County and State, personally appeared William M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Cumberland Bend Investors, GP, a Tennessee general partnership, the within named bargainor, and that he, as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal at office this 4 day of June, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3-6-2024

MARIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

[Signature page to Special Warranty Deed]

WITNESS this the 4 day of June, 2020.

GRANTOR:

CUMBERLAND BEND INVESTORS, GP
a Tennessee general partnership

By: _____
Blair J. Wilson
General Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned Notary Public of said County and State, personally appeared Blair J. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Cumberland Bend Investors, GP, a Tennessee general partnership, the within named bargainor, and that he, as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal at office this 4 day of June, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3-6-2024

MARIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

[Signature page to Special Warranty Deed]

WITNESS this the 4 day of June, 2020.

GRANTOR:

CUMBERLAND BEND INVESTORS, GP
a Tennessee general partnership

By: _____
Justin P. Wilson
General Partner

STATE OF TENNESSEE)

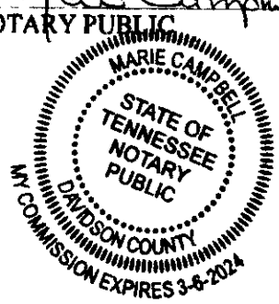
COUNTY OF Davidson)

Before me, the undersigned Notary Public of said County and State, personally appeared Justin P. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Cumberland Bend Investors, GP, a Tennessee general partnership, the within named bargainor, and that he, as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal at office this 4 day of June, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3-6-2024



[Signature page to Special Warranty Deed]

WITNESS this the 4 day of June, 2020.

GRANTOR:

CUMBERLAND BEND INVESTORS, GP
a Tennessee general partnership

By: River Investments, Inc., a Tennessee corporation
Its: General Partner

By: _____
William M. Wilson, President

STATE OF TENNESSEE)

COUNTY OF Davidson

Before me, the undersigned Notary Public of said County and State, personally appeared William M. Wilson, 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 River Investments, Inc., a Tennessee corporation, a general partner of Cumberland Bend Investors, GP, a Tennessee general partnership, the within named bargainor, and that he, as such President of the general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at office this 4 day of June, 2020.

_____
NOTARY PUBLIC

MARIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My Commission Expires: 3-6-2024

{02054610.3 }

[Signature page to Special Warranty Deed]

WITNESS this the 4th day of June, 2020.

GRANTOR:

CUMBERLAND BEND INVESTORS, GP
a Tennessee general partnership

By: Debra Viol
Debra Viol
General Partner

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared Debra Viol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Cumberland Bend Investors, GP, a Tennessee general partnership, the within named bargainor, and that he, as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal at office this 4th day of June, 2020.

LeighAnne Kohon
NOTARY PUBLIC

My Commission Expires: March 19, 2023

LEIGH ANNE KOHON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 03-19-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled Cumberland Bend Business Park, Section 7, of record in Book 5210, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CUMBERLAND BEND INVESTORS, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from NATIONSBANK OF TENNESSEE, NOT PERSONALLY, BUT AS ANCILLARY TRUSTEE UNDER TRUST AGREEMENT DATED AS OF OCTOBER 2, 1978, of record in Book 8800, page 144, dated November 30, 1992, Register's Office for Davidson County, Tennessee. CUMBERLAND BEND INVESTORS, L.P., A TENNESSEE LIMITED PARTNERSHIP, WILLIAM WILSON, BLAIR WILSON, JUSTIN WILSON, RIVER INVESTORS, INC., A TENNESSEE CORPORATION, AND DEBRA C. STANTON VIOL, conveyed said property to CUMBERLAND BEND INVESTORS, GP, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed of record as Instrument No. 20061218-0155909, dated December 13, 2006, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 071-13-0-016.00.

2. Matters shown on the Plan of record in Book 5210, page 90, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 5028, page 333, as amended in Book 5035, page 972, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 5225, page 112 and in Book 5225, page 120, Register's Office for Davidson County, Tennessee.

5. Right-of-Way Easement of record in Book 5637, page 199, Book 5291, page 871, Book 5174, page 121, Book 5055, page 81, and as Instrument No. 20070122-0008961, Register's Office for Davidson County, Tennessee.

6. Final Order(s) of record in Book 11499, page 691, and in Book 11642, page 161, Register's Office for Davidson County, Tennessee.

7. Limitations, terms, provisions and conditions of that certain Agreement for Purchase and Sale of Real Estate and Related Property dated October 2, 1992, as set forth in Deed of record in Book 8800, page 144, Register's Office for Davidson County, Tennessee.

8. The following matters shown on the plat of survey by J. Alan Cummings, Tenn. RLS No. 2351, with Crawford & Cummings, P.C., dated December 19, 2019, last revised June 2, 2020, and designated as CCPC Job No. 19-099:

   a) Sewer transmission lines throughout property located outside of easement areas;

   b) Use of others of rights-of-way along Cumberland Bend; and

   c) Telephone box located outside of easement near center of property.

9. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park, of record in Book 7487, page 952, Register's Office for Davidson County, Tennessee.