Karen Johnson Davidson County
Batch# 493574 DEEDWARRSP
10/09/2020 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $24,050.00
20201009-0117817

This instrument prepared by: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** **4235 HILLSBORO PIKE STE 300** **NASHVILLE TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 6,500,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2020. Notary Public My commission expires: 7-3-23 HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Silo Capital LLC	Same	09100005800
Attn: Nathan Lyons P.O. Box 158434 Nashville, TN 37215		

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NLC PARTNERS, a Tennessee general partnership ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto Silo Capital, LLC, a Tennessee limited liability company ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly hereinafter, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property"). The land is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Subdivision of 5400 Centennial, of record in Instrument No. 20140528-0045931, 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 NLC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from BRUCEWOOD PARTNERS, A TENNESSEE GENERAL

PARTNERSHIP, of record in Instrument No. 20140604-0048361, dated June 3, 2014, said Register's Office.

Property address: 5300 Centennial Boulevard, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no representation or warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 9th day of October, 2020.

NLC PARTNERS

Robert Mike Manners, authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hugh W. Entrekin, a notary public of the state and county aforementioned, personally appeared Robert Mike Manners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized Partner of NLC Partners, the within-named bargainor, a Tennessee general partnership, and that he as such authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as authorized Partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 9th day of October, 2020.

HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission expires: 7-3-23

EXCEPTIONS TO TITLE

5300 Centennial Boulevard
Nashville, Tennessee

The Property is conveyed subject to the following matters:

1. Real property taxes for the current year.

2. Matters shown in Instrument No. 20130204-0011240 and Instrument No. 20140604-0048362, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140530-0046802, said Register's Office.

4. Matters shown on the Plan of record in Instrument No. 20140528-0045931, said Register's Office.

5. Title to that portion of the premises, if any, embraced within the right-of-way of C.S.X Railroad.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-5-21

Notary' Seal (if on paper)