This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 833021 DEEDWARRSP
04/01/2022 10:11:16 AM 5 pgs
Fees: $28.00 Taxes: $10,156.50
20220401-0037868

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
TENNIS CENTER PARTNERS, LLC **600 12th Avenue South, Unit 513** **Nashville, Tennessee 37203**	**NEW OWNER**	**084-16-0-215.00**

FOR AND IN CONSIDERATION OF the sum of TWO MILLION SEVEN HUNDRED FORTY FIVE THOUSAND AND NO/100 DOLLARS ($2,745,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **207 SHADY GROVE PARTNERS, G.P.,** a Tennessee general partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys, to **TENNIS CENTER PARTNERS, LLC,** a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

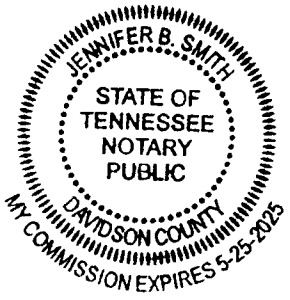
TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 207 Shady Grove Road, Nashville, Tennessee 37214.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.)

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 30 day of March, 2022.



GRANTOR:

207 SHADY GROVE PARTNERS, G.P.,
a Tennessee general partnership

By: Floyd Shechter
Floyd Shechter, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Floyd Shechter, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of 207 Shady Grove Partners, G.P., the within named bargainor, a Tennessee general partnership, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of 207 Shady Grove Partners, G.P., by the said Floyd Shechter as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of March, 2022.

Jennifer B. Smith
Notary Public
My Commission Expires: 5-25-2025

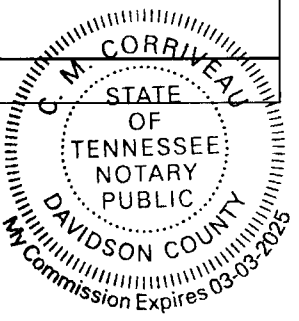
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,745,000.00.

Affiant

Sworn and subscribed before me this the 30 day of March, 2022.

Notary Public
My Commission Expires: 3/3/2025



Legal Description

Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 5 as shown on B.H.W. Corporation Subdivision recorded July 12, 1983, in Book 5200, Page 555, Register's Office of Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the extended right-of-way dedication of Shady Grove Road and is more particularly described as follows:

Beginning at an iron pin in what will be the right-of-way of Shady Grove Road as required by the Davidson County Planning Commission, 10 feet East of the existing right-of-way for the adjoining lots and for this lot prior to the recording of the Subdivision Plat and the requirement by the Metropolitan Planning Commission of Nashville and Davidson County that the subdivision owner dedicate and additional 10 feet in order to widen Shady Grove Road and said iron pin is set in the southerly boundary of the adjoining Crowder lot (as represented by deed of record in Book 5776, page 769, Register's Office for Davidson County, Tennessee) and running thence South 88° 16' 37" East 190.6 feet to an existing iron pin; thence North 2° 11' 20" East 39.75 feet to an existing iron pin in the southwesterly right-of-way of L & N Railroad; thence with the L & N Railroad right-of-way South 38° 27' 37" East 244.08 feet to an iron pin; thence South 2° 11' 20" West 255 feet to an iron pin; thence South 87° 39' 8" East 159.00 feet to an iron pin; thence North 2° 11' 30" East, 350 feet to an iron pin; thence North 88° 16' 37" West 190.60 feet to the extended right-of-way of Shady Grove Road; thence with the extended right-of-way of Shady Grove Road North 2° 11' 20" East 50 feet to the point of beginning and containing 64,762 square feet more or less.

Being the same property conveyed to 207 Shady Grove Partners, a Tennessee general partnership, by Special Warranty Deed from Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation, of record in Instrument No. 20151027-0109038, in the Register's Office for Davidson County, Tennessee, dated October 26, 2015, and recorded on October 27, 2015.

EXHIBIT A

Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B.H.W. CORPORATION SUBDIVISION, as recorded in Plat Book 5200, Page(s) 555, Register's Office for Davidson County, Tennessee.

3. Joint Use Easement Agreement recorded in Instrument No. 20130808-0083481, Register's Office for Davidson County, Tennessee.