

TITLE EXCEPTIONS

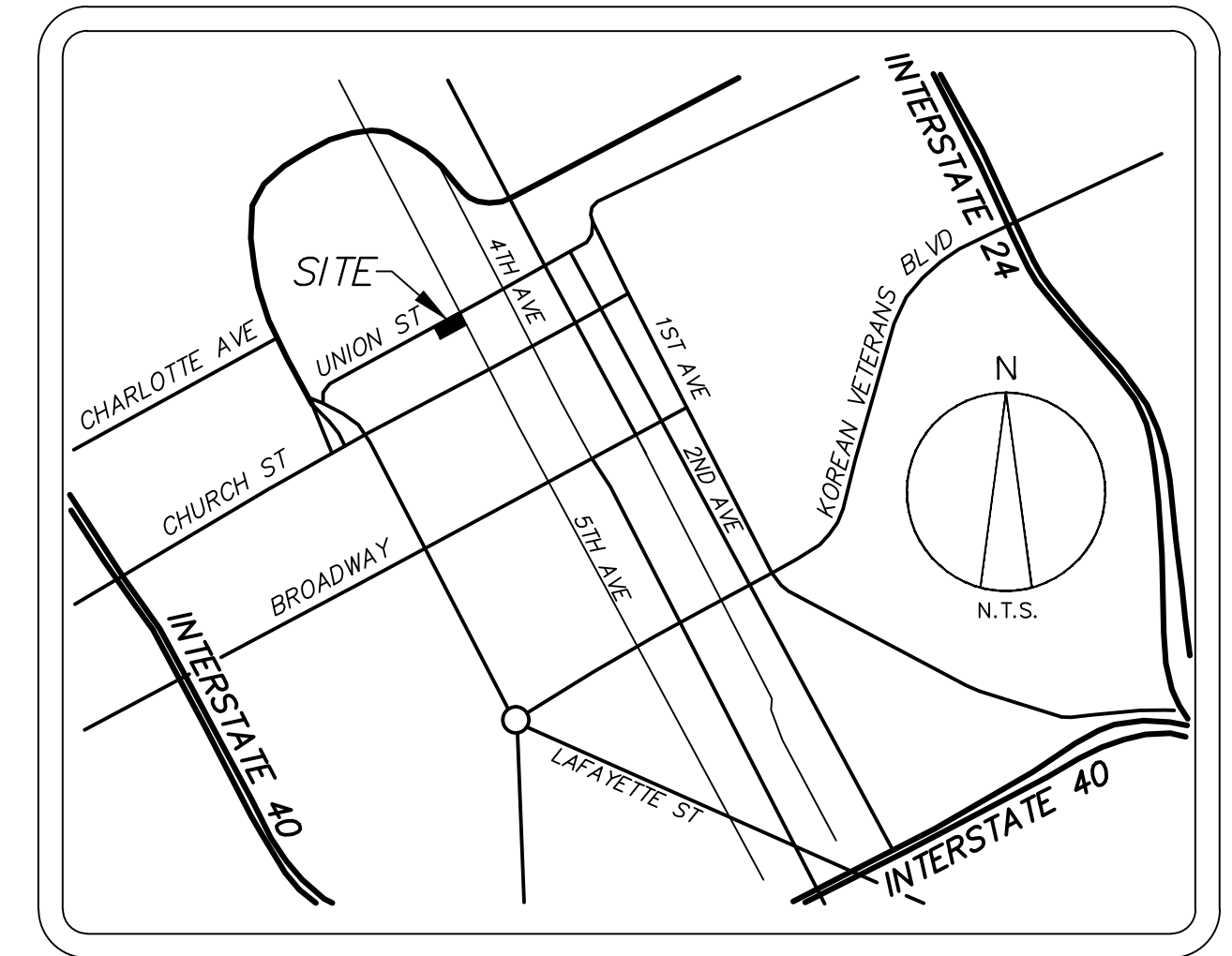
NOTES TO TITLE EXCEPTIONS AS APPEARING IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NUMBER 170696, DATED MARCH 17, 2017, REVISED MARCH 21, 2017.

8. MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 4460, PAGE 181, SAID REGISTER'S OFFICE.

AFFECTS SUBJECT PROPERTY, CURRENT CONDITIONS SHOWN HEREON.

9. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for The Association of Unit Owners of The Five Hundred and One Union Building, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed of record in Book 4702, Page 670, amended in Instrument No. 20161109-0118838, said Register's Office. (To be terminated at or prior to closing)

NOT A SURVEY MATTER.



VICINITY MAP

SURVEY NOTES

1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NUMBER 170696, DATED MARCH 17, 2017, REVISED MARCH 21, 2017.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE RELATIVE POSITIONAL PRECISION IS LESS THAN 0.07 FEET PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
5. ALL IFF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 47037C0241H, EFFECTIVE DATE OF APRIL 5, 2017.
8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO MAGNETIC NORTH.
9. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.
10. NUMBER OF MARKED PARKING SPACES: 0
11. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
12. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.
13. THERE ARE NO PARTY WALLS PRESENT ON THE SITE.
14. THE SITE ADDRESS IS:
501 UNION STREET
NASHVILLE, TN 37201
15. THE PARCEL ID OF THE SUBJECT PROPERTY IS 093061A03400C0.

SURVEY CERTIFICATION

TO ARDENT ACQUISITIONS LLC, A GEORGIA LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/26/2017, DATE OF PLAT 05/04/2017.

FURTHERMORE, THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND IS A CATEGORY 1 SURVEY AS DEFINED BY THE RULES OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.



JAMES H. RADER TENNESSEE RLS# 2702

ALTA/NSPS LAND TITLE SURVEY

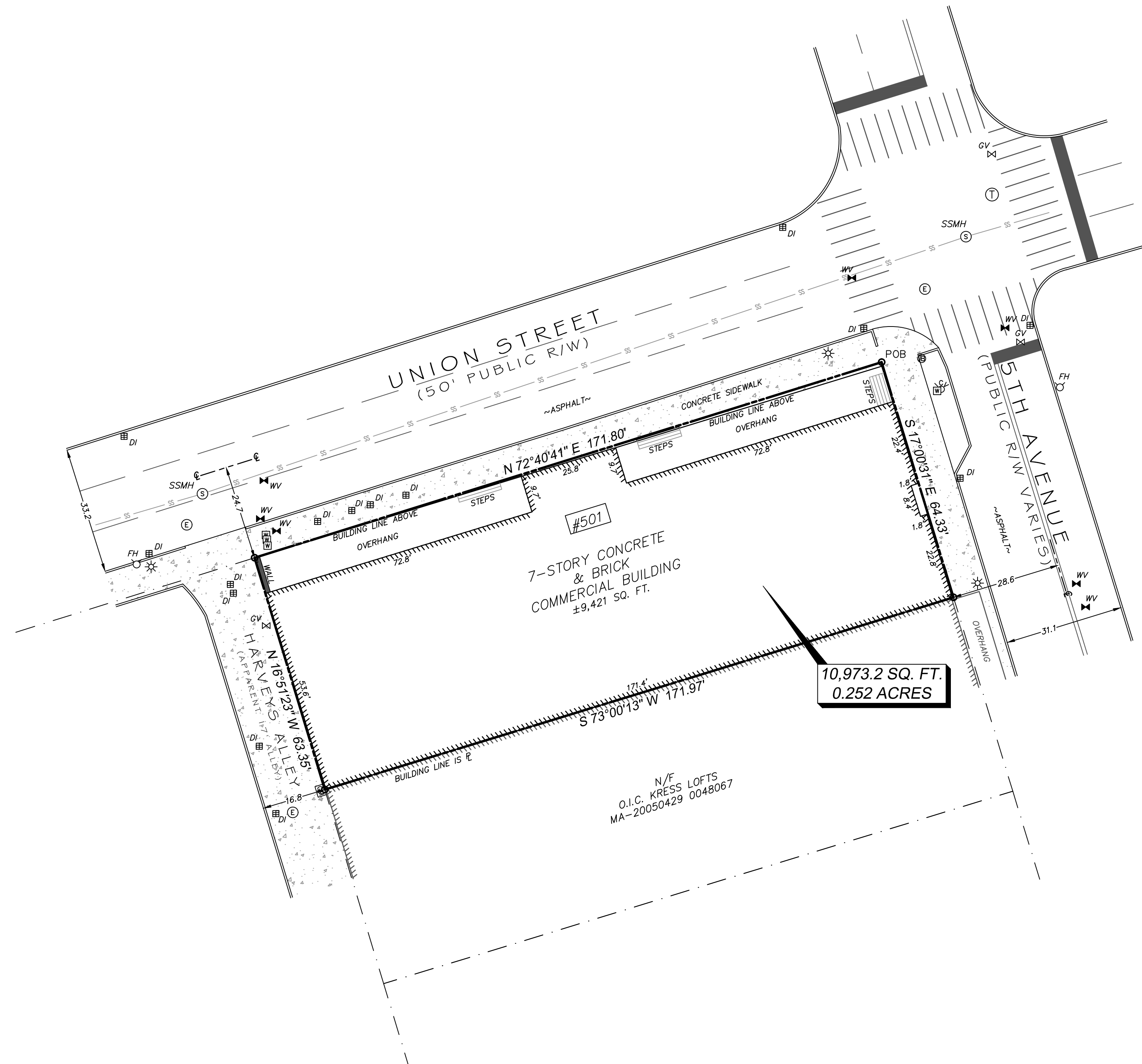
LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
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**ARDENT ACQUISITIONS, LLC.
& OLD REPUBLIC TITLE
INSURANCE COMPANY**

19TH COUNCILMANIC DISTRICT
CITY OF NASHVILLE
DAVIDSON COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	05/04/17	20170504	1 OF 1



SURVEY LEGAL DESCRIPTION

LAND IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 88 OF THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF UNION STREET (50' R/W) AND THE WESTERLY RIGHT OF WAY OF 5TH AVENUE (R/W VARIES);

THENCE FOLLOWING THE WESTERLY RIGHT OF WAY OF 5TH AVENUE SOUTH 17 DEGREES 00 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 64.33 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 73 DEGREES 00 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 171.97 FEET TO A POINT ON THE EASTERLY SIDE OF HARVEY'S ALLEY (APPARENT 17' ALLEY); THENCE FOLLOWING THE EASTERLY SIDE OF HARVEY'S ALLEY NORTH 16 DEGREES 51 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 63.35 FEET TO A POINT AT THE INTERSECTION OF SAID ALLEY AND THE SOUTHERLY RIGHT OF WAY OF UNION STREET; THENCE FOLLOWING THE SOUTHERLY RIGHT OF WAY OF UNION STREET NORTH 72 DEGREES 40 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 171.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.252 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED MAY 04, 2017.

LEGEND	
---	PROPERTY LINE
---	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
OTF	ORAMPED-TOP PIPE
OTD	OPEN-TOP DUCTILE IRON PIPE
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
CI	CURB INLET
DI	DROP INLET
YI	YARD INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
HW	HEADWALL
JB	JUNCTION BOX
CM	CORRUGATED METAL PIPE
CP	CORRUGATED PLASTIC PIPE
RC	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
SC	SEWER CLEANOUT
CT	CREASE TRAP
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
LP	LIGHT POLE
PT	POWER (TRANSFORMER) BOX
GW	GLY WIRE
PM	POWER MANHOLE
OP	OVERHEAD POWER LINE
UP	UNDERGROUND POWER LINE
TM	TELEPHONE MANHOLE
TP	TELEPHONE PEDESTAL
OT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
TV	TELEVISION (CABLE) LINE
TP	TELEVISION PEDESTAL
TCB	TRAFFIC CONTROL BOX
G	GAS LINE
GM	GAS METER
GV	GAS VALVE
FI	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
ICV	IRRIGATION CONTROL VALVE
W	WATER LINE
M	MONITORING WELL
B	BENCHMARK
BF	BUILDING (FINISHED)
F	FENCE LINE
C	CONTOUR
I	INDEX CONTOUR



REVISION	DATE	PURPOSE