BILL GARRETT, Davidson County
Trans:T20160041353 DEEDWARRSP
Recvd: 05/17/16 14:37 6 pgs
Fees:33.00 Taxes:925.00
20160517-0049289

FROM: Felicia A. Pratt and Myles Owens IV
TO: 21st Avenue North, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
21st Avenue North, LLC 1824 Jefferson Street #C Nashville, Tennessee 37208	(Same)	Map 92-7 Parcels 144, 145 and 146

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2016.

Notary Public

My Comm. Expires: Dec 6, 2016

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 6, 2016

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Felicia A. Pratt and Myles Owens, IV, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto 21st Avenue North, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled J. B. Davis' Subdivision of record in Book 57, Page 96, and in Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically excluded therefrom

is that portion of said property lying 50 feet easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company of record in Book 4319, Page 138, said Register's Office.

Said property being more particularly described as follows:

Said part of said Lot No. 1 fronts 33-1/4 feet on the westerly side of Tweed Street, now 21st Avenue North, and runs back between parallel lines 124 feet, more or less, to the line of the right of way of the Tennessee Central Railroad.

Being the same property conveyed to C. B. Howse and wife, Madolyn Howse by deed from Julia R. M. Otey, an unmarried widow, of record in Book 4587, Page 809, dated March 15, 1972, said Register's Office. Madolyn Howse has since died leaving C. B. Howse as the surviving tenant by the entirety. C. B. Howse died testate on or about February 23, 1987. He devised said property to Mattie Pratt, C. B. Howse, Jr., Charles E. Mitchell, Myles Owens, III and Myles Owens, IV by will of record in Will Book 158, Page 204, Probate Court for Davidson County, Tennessee.

Charles E. Mitchell and C. B. Howse, Jr. have conveyed their interest in said property to Mattie Pratt by quitclaim deed of record as Instrument No. 200007200071649, dated July 3, 2000, said Register's Office.

Myles Owens, IV has conveyed his interest in said property to Mattie Pratt by quitclaim deed of record as Instrument No. 20060418-0044469, dated April 6, 2006, said Register's Office.

Mattie Pratt died testate on or about March 11, 2007. She devised her portion of said property to Felicia A. Pratt by will of record in Docket No. 07P721 in the Seventh Circuit Court of Metropolitan-Davidson County, Tennessee at Nashville - Probate, a certified copy of which is of record as Instrument No. 20070319-0033236, re-recorded as Instrument No. 20080318-0027101, said Register's Office.

Myles Owens, III has conveyed his interest in said property to Myles Owens, IV by quitclaim deed of record as Instrument No. 20150423-0036601, dated February 29, 2012, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled J. B. Davis' Subdivision of record in Book 57, Page 96, and in Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property lying 50 feet easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company of record in Book 4319, Page 138, said Register's Office.

Said property being more particularly described as follows:

Said part of Lot No. 2 front 33-1/2 feet on the westerly side of 21st Avenue, North, formerly Tweed Street, and runs back between 100 feet, more or less, to a dead line, measuring 33-1/2 feet thereon.

TRACT III

Land in Davidson County, Tennessee, being Lot No. 5 and the southerly 5 feet of Lot No. 6, (erroneously referred to as Lots Nos. 5 and 6 and the southerly 5 feet of Lot No. 7 in prior conveyances) as shown on the map entitled J. B. Davis' Subdivision of record in Book 57, Page 96, and in Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property lying 50 feet easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company of record in Book 4319, Page 138, said Register's Office.

Said property being more particularly described as follows:

Said part of Lot No. 5 and the southerly part of Lot No. 6 (erroneously referred to as Lots Nos. 5 and 6 and the southerly 5 feet of Lot No. 7 in prior conveyances) front 76 feet on the westerly side of 21st Avenue, North, formerly Tweed Street, and run back between parallel lines 76.6 feet on the north line and 90.0 feet on the south line, to the right of way line of Tennessee Central Railroad, measuring 76.5 feet thereon.

Being part of the same property conveyed to C. B. Howse and wife, Madolyn O. Howse by quitclaim deed of record in Book 4705, Page 835, dated April 30, 1973, said Register's Office. Madolyn Howse has since died leaving C. B. Howse as the surviving tenant by the entirety. C. B. Howse died testate on or about February 23, 1987. He devised said property to Mattie Pratt, C. B. Howse, Jr., Charles E. Mitchell, Myles Owens, III and Myles Owens, IV by will of record in Will Book 158, Page 204, Probate Court for Davidson County, Tennessee.

Charles E. Mitchell and C. B. Howse, Jr. have conveyed their interest in said property to Mattie Pratt by quitclaim deed of record as Instrument No. 200007200071649, dated July 3, 2000, said Register's Office.

Myles Owens, IV has conveyed his interest in said property to Mattie Pratt by quitclaim deed of record as Instrument No. 20060418-0044469, dated April 6, 2006, said Register's Office.

Mattie Pratt died testate on or about March 11, 2007. She devised her portion of said property to Felicia A. Pratt by will of record in Docket No. 07P721 in the Seventh Circuit Court of Metropolitan-Davidson County, Tennessee at Nashville - Probate, a certified copy of which is of record as Instrument No. 20070319-0033236, re-recorded as Instrument No. 20080318-0027101, said Register's Office.

Myles Owens, III has conveyed his interest in said property to Myles Owens, IV by quitclaim deed of record as Instrument No. 20150423-0036601, dated February 29, 2012, said Register's Office.

TRACT IV
Land in Davidson County, Tennessee, being Lots Nos. 3 and 4, as shown on the map entitled J. B. Davis' Subdivision of record in Book 57, Page 96, and in Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property lying 50 feet easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company of record in Book 4319, Page 138, said Register's Office

Being part of the same property conveyed to Sam Garfinkle by deed from Alfred C. Galloway and wife, Lettie S. Galloway of record in Book 1970, Page 289, dated April 14, 1951, said Register's Office. Sam Garfinkle died testate on or about March 7, 1970. He devised said property to his wife, Eva R. Garfinkle by will of record in Docket No. 54468 in the Probate Court for Davidson County, Tennessee.

Eva R. Garfinkle died testate on or about August 26, 2010. She devised said property to Robert (Bobby) M. Garfinkle, AS TO A 70% undivided interest and Robert (Bobby) M. Garfinkle, Trustee of the Eva R. Garfinkle Family Trust, for the benefit of Joel S. Garfinkle, as to a 30% undivided interest by will of record in Docket No. 10P-1402 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Robert M. Garfinkle, individually, and Robert M. Garfinkle, as Trustee of the Eva R. Garfinkle Family Trust, for the benefit of Joel S. Garfinkle has conveyed said property to Felicia A. Pratt, as to a 4/5ths undivided interest and Myles Owens, IV, as to a 1/5th undivided interest by deed of record as Instrument No. 20151007-0102444, dated September 30, 2015, said Register's Office.

The above described properties are not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

Property taxes for 2016, which have been prorated.

This is unimproved property known as 801, 803 and 811 21st Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS further covenant and bind themselves, their heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 17th day of May, 2016.

Felicia A. Pratt

Felicia A. Pratt

Myles Owens IV

Myles Owens, IV

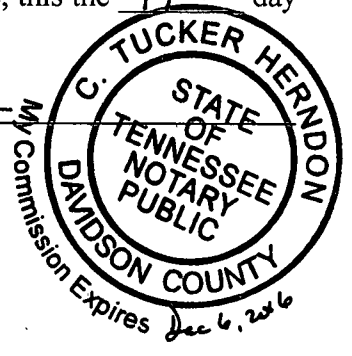
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felicia A. Pratt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: Dec 6, 2016



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myles Owens, IV, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: Dec 6, 2016

