Davidson County DEEDWARRSP
Recvd: 06/23/17 15:18 4 pgs
Fees:23.00 Taxes:8695.00
20170623-0063675

This instrument prepared by:
Jay H. Smith, Esq.
Attorney at Law
611 Commerce St., Ste. 3101
Nashville, Tennessee 37203
(877)551-3008

File No.: **NCS-837559-NAS**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd **day of June, 2017**, by and between **Jody Damron and Carla Damron**, party of the first part, and **Childress Collision Center, a Tennessee limited liability company**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, and being Lots Nos. 7, 8, 9, and the southerly 43' of Lot No. 10 on the plan of Franklin Square, as of record at Book 57, Page 163, Register's Office for said County, and described according to a survey by Barge, Waggoner and Summer dated July 12, 1972 (with the widening of 8th Avenue South) as follows:

Beginning at an iron pin in the easterly margin of future right-of-way of 8th Avenue South, said iron pin being 93 feet from Olympic Street; thence, N 86°27' E, 137 feet to an iron pin in the westerly margin of Alley No. 402; thence, with said margin of said alley, S 3°08' E, 193.6 feet to an iron pin; thence, S 87°30' W, 141.2 feet to an iron pin in the easterly margin of 8th Avenue South; thence, with the easterly margin of future right-of-way of said 8th Avenue South, N 1°53' W, 191 feet to the point of beginning.

Being the same property conveyed to party of the first part, herein shown in:
Book **9082**, Page No.: **723** or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **105-020-371.00**

X Improved OR
Unimproved property located at: **1108 8th Avenue South, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Jody Damron

Carla Damron

State of Florida

County of Hernando

Before me, the undersigned Notary of Public of the State and County aforesaid, personally appeared **Jody Damron and Carla Damron** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that **they** executed the same as **they** free act and deed.

Witness my hand and Notarial Seal at office this 20th **day of June, 2017.**

Notary Public

My Commission Expires: 09-03-19

BENICA J. FOX
MY COMMISSION # FF 226698
EXPIRES: September 3, 2019
Bonded Thru Notary Public Underwriters

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Owner's Name: **Childress Collision Center, LLC**

and Address: **223 Druid Hills Dr**
Dickson, TN 37055

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Childress Collision Center,
LLC
1108 8th Ave South
Nashville, TN 37203

State of Tennessee
County of Davidson

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$2,350,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Candace R Jarvis
Affiant

Subscribed and sworn to before me this 23rd **day of June, 2017.**

Denise C Allis-Wilburn
Notary Public

My Commission Expires: 9-10-18

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

TRUE COPY CERTIFICATION

I, D. MATTHEW FOSTER, do hereby make oath that I am a licensed attorney and/or 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.

D. Matt Foster
Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, Denise C. Allis Wilburn, a notary public for this county and state, D. Matthew Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis Wilb
, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018