BILL GARRETT, Davidson County
Trans: T20170062868 DEEDWARRSP
Recvd: 07/21/17 16:02 3 pgs
Fees: 18.00 Taxes: 4070.00
20170721-0074195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 21st DAY OF July, 2017

Connie Cantrell
NOTARY PUBLIC

My Commission expires:

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY
Connie Cantrell, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cumberland Division Ser-NMRA 220 Willow Street Nashville, TN 37210	Cumberland Division Ser-NMRA 220 Willow Street Nashville, TN 37210	P/O 093-120-119.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

STANLEY STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CUMBERLAND DIVISION SER-NMRA, A TENNESSEE NONPROFIT CORPORATION

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Minor Subdivision of Lot 2, Stanley Street Property, of record in Instrument No. 20170705-0067459, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to TENNESSEE COMMERCIAL WAREHOUSE, INC. by installment deed from HOWARD F. GEORGE AND WIFE, MARY T. GEORGE of record in Book 4624, Page 944, dated January 1, 1972, said Register's Office. TENNESSEE COMMERCIAL WAREHOUSE, INC., A TENNESSEE CORPORATION has conveyed its interest in said property to TCW HOLDINGS, INC., A TENNESSEE CORPORATION by quitclaim deed of record in Instrument No. 20150122-0006439,

dated January 1, 2015, said Register's Office. TCW HOLDINGS, INC., A TENNESSEE CORPORATION has conveyed its interest in said property to TCW REAL PROPERTY, INC., A TENNESSEE CORPORATION by quitclaim deed of record in Instrument No. 20150122-0006440, dated January 1, 2015, said Register's Office. TWC REAL PROPERTY, INC., A TENNESSEE CORPORATION has conveyed its interest in said property to STANLEY STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20150122-0006441, dated January 1, 2015, said Register's Office.

Being the same property conveyed to TENNESSEE COMMERCIAL WAREHOUSE, INC., A TENNESSEE CORPORATION by quitclaim deed from LOUISVILLE AND NASHVILLE RAILROAD COMPANY, A KENTUCKY CORPORATION of record in Book 4957, Page 781, dated August 11, 1975, said Register's Office. For further reference see Quitclaim Deed of record as Instrument No. 20170721-0074193, said Register's Office.

This conveyance is made subject to the following:

1. Terms, provisions and rights contained in the letter of record in Book 4260, Page 154, said Register's Office.

2. Access Easement Grant of record in Book 4690, Page 314, said Register's Office.

3. Easement for Railroad Spur Tracks as depicted on the plats attached to the deeds of record in Book 2549, Page 20, and in Book 3462, Page 165, said Register's Office.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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

WITNESS my hand this 21 day of July, 2017.

STANLEY STREET, LLC,
A Tennessee limited liability company

By: _____
Alan Witt, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alan Witt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument) of Stanley Street, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as secretary (or other authorized officer).

Witness my hand and official seal at this 21st day of July, 2017.

Cynthia Moon
Notary Public

Commission expires: 3-6-18

