Bill Garrett Davidson County
Batch# 4115 DEEDWARRSP
09/25/2017 01:04:50 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20170925-0097930

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Bemsee, LLC	New Owner	MAP
503 Spruce Street		PARCEL 092-11-0-051.00,092-11-0-045.00
Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J. Kevin Wilkins**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Bemsee, LLC** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

503 Spruce Street-Map/Parcel: 092-11-0-051.00

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Satterwhite Plan, Cooper Addition of record in Plat Book 332, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and further described as follows:

Beginning at the northwest corner of Spruce Street (formerly 20th Avenue North) and Clifton Avenue being the southeast corner of Lot No. 19; thence with the westerly margin of Spruce Street (formerly 20th Avenue North), northwardly 150 feet to the corner of Lot Nos. 18 and 19 on said Plan; thence westwardly with the line between said Lots 157 feet to the easterly margin of an alley; thence with said alley southwardly 56.6 feet to the northerly margin of Clifton Avenue; thence with the northerly margin of Clifton Avenue eastwardly 191 feet (erroneously referenced as 161 feet in prior deeds) to the beginning.

Being the same property conveyed to J. Kevin Wilkins and wife, Ellen W. Wilkins by Warranty deed from Leo P. Sams, Jr. of record in Book 7843, Book 410 Register's Office for Davidson County, Tennessee, dated May 15, 1989 and recorded on May 17, 1989. (Value of consideration shown in aforementioned deed $50,000.00.)

Being the same property conveyed to J. Kevin Wilkins by Quitclaim deed from Ellen W. Wilkins of record in Instrument No. 20090612-0054764, Register's Office for Davidson County, Tennessee, dated May 19, 2009 and recorded on June 12, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 503 Spruce Street Nashville, Tennessee 37203.

2010 Clifton Avenue-Map/Parcel: 092-11-0-045.00

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Satterwhite Plan, Cooper Addition of record in Plat Book 332, Page 100, in the Register's

Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and further described as follows:

Said Lot No. 20 fronting 97 feet on the northerly side of Clifton Avenue, and being of triangular shape, running back 200 feet with the line of an alley or the easterly side, and back 179.6 feet to the point of the triangular shape on the westerly side.

Being the same property conveyed to J. Kevin Wilkins and wife, Ellen W. Wilkins by Warranty deed from Arliss Armstrong, as debtor-in-possession of record in Book 8411, Page 609, Register's Office for Davidson County, Tennessee, dated July 31, 1991 and recorded on August 1, 1991. (Value of consideration shown in aforementioned deed $25,000.00.)

Being the same property conveyed to J. Kevin Wilkins by Quitclaim deed from Ellen W. Wilkins of record in Instrument No. 20090612-0054765, Register's Office for Davidson County, Tennessee, dated May 19, 2009 and recorded on June 12, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2010 Clifton Avenue Nashville, Tennessee 37203.

This is ()UNIMPROVED

(X)IMPROVED property known as 503 Spruce Street and 2010 Clifton Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 15 day of Sept, 2017.

J. Kevin Wilkins

Jennifer Rogers Wilkins

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 **J. Kevin Wilkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of Sept. 2017.

Commission Expires: March 3, 2020

Notary

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Jennifer Rogers Wilkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of Sept. 2017.

Commission Expires: March 3, 2020

Notary

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this 15th day of Sept., 2017.

Notary Public

My Commission Expires: 1-8-19

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019