Bill Garrett Davidson County
Batch# 9404 DEEDWARRSP
10/06/2017 02:15:14 PM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20171006-0102959

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
1211 57th Avenue M.U. LLC 908 51st Avenue North, Nashville, TN 37209	Same	9106024700

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 of which is hereby acknowledged, MICHAEL R. WEIMANN, an individual (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto 1211 57TH AVENUE M.U. LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this ___day of September, 2017.

Michael R. Weimann

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Michael R. Weimann, the within named bargainor, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2017.

Notary Public

My Commission Expires:
Jan. 6, 2020

NIKKOLE D JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,300,000.

Affiant

Sworn to and subscribed before me this 29th day of September, 2017.

Notary Public

My Commission Expires: Jan. 6, 2020

NIKKOLE D JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2020

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1 - (Map/Parcel 09106024700)

Land in Davidson County, Tennessee, being Lot Nos. 1602, 1604, 1606, and 1608, of Block No. 24, on the Plan of Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property. Being more particularly described according to a survey by Turner Engineering Co., Inc. Job No. 44-79, 1-2772-03, dated January 13, 1998, as follows:

A tract of land located in the 1st Civil District of Davidson County, Tennessee, and being Parcel 247 on Tax Map 91-6 and being more particularly described as follows: Beginning at an old iron pin on the west right-of-way of 57th Avenue North at the northwest corner of Alley #1208 and proceeding as follows:

1. With the north margin of Alley #1208 South 83° 35' West a distance of 110.0 feet to a painted punch hole in concrete; thence,

2. Leaving Alley #1208 North 6° 24' West a distance of 150.0 feet to an old iron pin; thence,

3. North 83° 35' East a distance of 110.0 feet to an old iron pin in the west right-of-way of 57th Avenue North; thence,

4. With the west right-of-way of 5th Avenue North, South 6° 24' East a distance of 150.0 feet to the point of beginning containing 16,500 square feet or 0.38 acres more or less.

Being a portion of the same property conveyed to Michael R. Weimann by deed of record as Instrument No. 20120801-0068011, Register's Office for Davidson County, TN.

EXHIBIT B

EXCEPTIONS TO TITLE

1. 2017 real estate taxes, a lien not yet due and payable.

2. Plan of record in Plat Book 57, page 172, Register's Office for Davidson County, TN

3. Easements as retained under Ordinance Bill No. 097-931, Metropolitan Clerk's Office of Davidson County, TN

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