Bill Garrett Davidson County
Batch# 9404 DEEDWARRSP
10/06/2017 02:15:14 PM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20171006-0102963

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 T.O. LLC 908 51st Avenue North, Nashville, TN 37209	Same	09106024900

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 T.O. 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 $1,000,000.

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 II (Map/Parcel 09106024900)

A tract of land in the 1st Civil District of Davidson County, Tennessee and being Parcel 249 on Tax Map 91-6 and being more particularly described according to a survey by Turner Engineering Co., Inc. Job No. 44-79 1-27222-03, dated January 13, 1998, as follows:

Beginning at a painted punch hole in concrete on the north margin of Alley #1208, said punch hole being South 83° 35' West a distance of 110.0 feet from the northwest corner of Alley #1208 and the west right-of-way of 57th Avenue North and proceeding as follows:

1. With the north margin of Alley #1208 South 83° 35' West a distance of 210.0 feet to an old iron pipe at the northeast corner of 58th Avenue North (unimproved); thence,

2. With the east right-of-way of 58th Avenue North (unimproved), North 6° 24' West a distance of 150.0 feet to an old iron pin; thence,

3. Leaving 58th Avenue North (unimproved) North 83° 35' East a distance of 210.0 feet to an old iron pin at the corner of a concrete block building; thence,

4. South 6° 24' East a distance of 150.0 feet to the point of beginning containing 31,500 square feet or 0.723 acres more or less.

TRACT III (Map/Parcel 09106024900)

A tract of land located in the 1st Civil District of Davidson County, Tennessee, and being the south one-half of Louisiana Avenue between 57th Avenue North and 58th Avenue North, said Avenue being closed by Council Bill No. 097-931 and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998 as follows:

Beginning at an old iron pin at the southwest intersection of 57th Avenue North and Louisiana Avenue (now closed) and proceeding as follows:

1. With the south right-of-way of Louisana Avenue (now closed) South 83° 35' West a distance of 320.0 feet to an old iron pin in the east right-of-way of 58th Avenue (unimproved) passing through an old iron pin at a distance of 110.0 feet; thence,

2. With the east right-of-way of 58th Avenue North (unimproved) North 6° 24' West a distance of 40.0 feet to a new iron pin in the centerline of Louisana Avenue (now closed); thence,

3. With the centerline of Louisiana Avenue (now closed) North 83° 35' East a distance of 320.0 feet to a new iron pin in the west right-of-way of 57th Avenue North; thence,

4. With the west right-of-way of 57th Avenue North, South 6° 24' East a distance of 40.0 feet to the point of beginning containing 12,800 square feet or 0.294 acres more or less.

Being the same property conveyed to Michael R. Weimann by Warranty Deed from JWR Properties, LLC of record in Instrument No. 20120801-0068011, in the Register's Office of Davidson County, Tennessee.

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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