Bill Garrett Davidson County
Batch# 13529 DEEDWARRSP
10/13/2017 03:28:35 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20171013-0105387

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
1201 8th Ave, LLC 611 Commerce Street, Suite 2711 Nashville, Tennessee 37203	[SAME]	105-06-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **APOCHOLYPSE PARK, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **1201 8TH AVE, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 1201 8th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me this the 13 day of October, 2017.

STEPHANIE EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9.10.18

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 13th day of October, 2017.

GRANTOR:

APOCHOLYPSE PARK, LLC, a Tennessee limited liability company

By:_____
John Lam, Member

By:_____
Doug Andrews, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Lam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Apocholypse Park, LLC, the within named bargainor ("Grantor"), and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as a member of Grantor.

Witness my hand and seal, at Office, as of the 11 day of October, 2017.

_____
Notary Public

My Commission Expires: 9.10.18

STEPHANIE EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Doug Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Apocholypse Park, LLC, the within named bargainor ("Grantor"), and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as a member of Grantor.

Witness my hand and seal, at Office, as of the 11 day of October, 2017.

_____
Notary Public

My Commission Expires: 9.10.18

STEPHANIE EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the map of Mrs. Elizabeth Fall's Plan of Lots of record in Book 161, page 58, Register's Office for Davidson County, Tennessee, and being described according to a survey dated April 26, 1976, by Kohn Kohl as follows:

Beginning at a point in the westerly margin of Eighth Avenue South, formerly Spruce Street, said point being a common corner of Lot Nos. 1 and 2, thence along the common boundaries between said lots 155 feet, more or less, to a point in the southerly margin of an alley, thence along said southerly margin in an easterly direction, a distance of 50 feet to a point in the southerly margin of Chestnut Street, thence along said margin in a southerly direction 125 feet, more or less to point, thence around a curve to the right, a distance of 39 feet, more or less, to a point in the northerly margin of Eighth Avenue South, thence along said margin a distance of 25 feet, more or less, to the point of beginning.

Being the same property conveyed to LAM-ANDREWS, INC., by deed from NYLES C. AYERS, TRUSTEE, of record as Instrument No. 20040412-0040991, said Register's Office.

LAM-ANDREWS, INC. has since conveyed said property to APOCHOLYPSE PARK, LLC, by Quitclaim Deed of record as Instrument No. 20050926-0114804, dated September 20, 2005, said Register's Office.

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. Rights of tenants under unrecorded written leases, as tenants only.
3. Rights of others in and to party walls.