Bill Garrett Davidson County
Batch# 34265 DEEDWARRSP
12/06/2017 04:09:46 PM 4 pgs
Fees: $23.00 Taxes: $10,175.00
20171206-0124700

THIS INSTRUMENT WAS PREPARED BY:
Kathryn R. Joy
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

| Address of New Owner: | Send Tax Bills To: | Parcel Identification No: |
|---|---|---|
| Pryor To This, LLC<br>521 5th Avenue South<br>Nashville, TN 37203 | Pryor To This, LLC<br>521 5th Avenue South<br>Nashville, TN 37203 | 093 10 0 240.00 |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Inspiration, LLC, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto Pryor To This, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 521 5th Avenue South, Nashville, Davidson County, Tennessee 37203.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to (i) installments of real estate taxes not yet due and payable and (ii) easements and restrictions of record.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the 5 day of December, 2017.

**GRANTOR:**

**Inspiration, LLC**, a Tennessee limited liability company

By: _____
Britnie Keane, Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

PERSONALLY APPEARED BEFORE ME, PATRICIA HARRIS, a Notary Public with authority to act in the State and County aforesaid, Britnie Keane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Manager of Inspiration, LLC, a Tennessee limited liability company, and who further acknowledged that she, as such Manager, being authorized to do so, executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of DECEMBER, 2017.

Patricia K. Harris
Notary Public

My Commission Expires: May 8, 2018

PATRICIA K. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is Two Million Seven Hundred Fifty Thousand and 00/100 Dollars ($2,750,000.00).

Brandy Gonzalez
AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of December, 2017.

Connie Cantrell
Notary Public

My Commission Expires: _____

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

## EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 19 feet of Lot No. 18 and southerly 32-3/4 feet of Lot No. 19 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 51-3/4 feet on the westerly side of 5th Avenue, South, formerly Summer Street, and run back between parallel lines 210 feet to an alley.

Being the same property conveyed to INSPIRATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THE PLATFORM AT THE COOKS' KITCHEN CORP (F/K/A) THE PLATFORM AT THE COOKS' KITCHEN, LLC, of record as Instrument No. 20130624-0064806, dated June 17, 2013, said Register's Office.