Bill Garrett Davidson County
Batch# 43116 DEEDWARRSP
01/02/2018 10:04:17 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20180102-0000164

17-1-670

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

NEW OWNER:

MaxReid, LLC
P.O. Box 23108
Nashville, TN 37202

THIS INSTRUMENT PREPARED BY:

M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

SEND TAX BILLS TO:
NEW OWNER

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS ($800,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **195 OMOHUNDRO PLACE, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MAXREID, LLC** ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, of the H & W Office Complex Subdivision, of record in Plat Book 6200, page 437, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to 195 Omohundro Place, LLC, a Tennessee limited liability company, by Warranty Deed, from Steven Bowman, married, dated April 30, 2007, recorded August 6, 2007, of record in Instrument No. 20070806-0093109, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as: **195 Omohundro Place, Nashville, TN 37210**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE**.

POSSESSION shall be given on the date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of deed.

WITNESS MY SIGNATURE hereto this 27 day of December, 2017.

195 Omohundro Place, LLC

By: _____
Ayman Awad, President

STATE OF NEW YORK
COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Ayman Awad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of 195 Omohundro Place, LLC, the within-named bargainor, and as such President, being given the authority to so do, executed the within instrument on behalf of 195 Omohundro, LLC by signing his name as President.

WITNESS my hand and official seal at office, this 27th day of December, 2017.

_____
NOTARY PUBLIC

My commission expires: 7/7/2018

ROBERT MARTINEZ
Notary Public - State of New York
NO. 01MA6307559
Qualified in Suffolk County
My Commission Expires Jul 7, 2018

****

The actual consideration or value, whichever is greater, for this transfer is **$800,000.00**.

AFFIANT

Sworn to and subscribed to before me this the 27 day of December, 2017.

NOTARY PUBLIC

My commission expires: 7/7/2017

MAP & PARCEL: 09410005600

ROBERT MARTINEZ
Notary Public - State of New York
NO. 01MA6307559
Qualified in Suffolk County
My Commission Expires Jul 7, 2018