SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 51649 **DEEDWARRSP**
01/25/2018 03:01:35 PM 2 pgs
Fees: $13.00 Taxes: $7,770.00

20180125-0008013

File No.: TCW-18-622-BECANNI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF JANUARY 2018

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Becanni, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	
230 Governors Way		**09012026500**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michaels Real Estate, LLC, a Tennessee limited liability company, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said The Becanni, LLC, a Tennessee limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the North one-half of Lot No. 2 on the Map of the Subdivision of Lot No. 21 of the B.F. Cockrill Farm, as of record in Book No. 332, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Walnut Street 350 feet South from the center of Robertson Avenue and running thence in an Easterly direction parallel with Robertson Avenue and along the South margin of Lot No. 1 on said plan, 700 feet to a stake at right angles South and parallel with Walnut Street, 175 feet to a point; thence at right angles Westerly and parallel with Robertson Avenue, 700 feet to the center of Walnut Street, thence Northerly along the center of Walnut Street, 175 feet to the point of Beginning.

Being the same property conveyed to Michaels Real Estate, LLC, a Tennessee limited liability company by Warranty Deed from Jeffrey A. Debusk, a married man, recorded on the 12th day of February 2016 in Instrument No. 20160212-0013654, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as *622 Croley Drive, Nashville TN 37209*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of January, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michaels Real Estate, LLC, a TENNESSEE LIMITED LIABILITY COMPANY

BY: EDWARD G. MICHAELS, IV
ITS: MANAGER AND SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of January 2018, before me personally appeared EDWARD G. MICHAELS, IV, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGER AND SOLE MEMBER of Michaels Real Estate, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such MANAGER AND SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of January 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.