Bill Garrett Davidson County
Batch# 59908 DEEDWARRSP
02/16/2018 11:53:30 AM 9 pgs
Fees: $48.00 Taxes: $5,920.00
20180216-0015292

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
W. Douglas McDowell, as Trustee of the PDM Preservation Trust under agreement dated February 9, 2018	Same as New Owner	091-160-018.01
This instrument prepared by: Justin W. Leach, Esq., McKenzie Laird, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **W. Douglas McDowell, as Trustee of the PDM Preservation Trust under agreement dated February 9, 2018** ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made subject only to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Elizabeth Peebles
Affiant

Subscribed and sworn to before me this 16 day of February, 2018.

Jodean M. King
Notary Public
My Commission Expires: 6/21/2

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This is improved property known as 4409 Charlotte Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 16 day of February, 2018.

GRANTOR:

By: Paul V. T

Paul Trovato, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Trovato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of February, 2018.

Elizabeth Puckett
NOTARY PUBLIC

My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Additional Grantor Signatures on Following Pages]

By: Nick Holt

Nick Holt, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nick Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of February, 2018.

Elizabeth Puckett
NOTARY PUBLIC

My Commission Expires: 5/16/19

ELIZABETH PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[Additional Grantor Signatures on Following Pages]

By: _____

Ken Sanderson, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ken Sanderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of February, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Aug 5, 2021

[Additional Grantor Signatures on Following Pages]

By: _____

Larry Doochin, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Doochin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of February, 2018.

Elizabeth Puckett
NOTARY PUBLIC

My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

[Additional Grantor Signatures on Following Pages]

By: Gordon MacDonald Trustee

Gordon MacDonald, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gordon MacDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of February, 2018.

Elizabeth Puckett
NOTARY PUBLIC

My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

EXHIBIT A

THE PROPERTY

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

Being part of Block "A" on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's office for said County, as follows:

Beginning on the southerly margin of Charlotte Avenue 150 feet westerly from the westerly margin of 44th Avenue North, formerly 3rd Street; thence with the southerly margin of Charlotte Avenue, westerly 150 feet to the northeast corner of what is known as the Exchange Building Lot, formerly owned by Blanton and afterwards owned by Martha E. Nichol; thence southerly, with the east line of said Exchange Building Lot, 150 feet to the northerly margin of an alley; thence with said alley easterly 150 feet; thence northerly 150 feet to the beginning.

Being a portion of the same property conveyed to M.P. Jones, R. E. L. Garrett, W. S. Gilliam, J. Tinsley Smith and J.T. Tipps, as Trustees of the West Nashville Lodge No. 612, F. & A.M. and their successors in Office by deed of record in Book 1340, page 413, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED is a portion of land conveyed out in Book 2087, page 268, and further described as follows:

Being a part of Block "A" on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's for Davidson County, Tennessee described according to a survey made by James A. Hamilton Jr. Surveyor, May 30, 1952, as follows:

Beginning at an iron pin on the southerly margin of Charlotte Avenue 150 feet westerly from the southwest corner of said Charlotte Avenue and 44th Avenue North, formerly Third Street; thence with the southerly margin of said Charlotte Avenue westwardly 63.09 feet to an iron pin; thence southwardly and parallel with said 44th Avenue North 150 feet to an alley; thence with the northerly margin of said alley eastwardly 63.09 feet to a point 150 feet westerly from the westerly margin of said 44th Avenue North; thence northwardly and parallel with said 44th Avenue North 150 feet to the beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. All matters shown on plat of record in Book 57, page 103, in the Register's Office of Davidson County, Tennessee.
3. Rights granted in Book 2087, page 268, in said Register's Office.
4. Any facts or matters disclosed by an ALTA/NSPS survey made by Ted J. Stevenson II, R.L.S. No 2136, of Ragan Smith on January 24, 2018, designated Job Number 18-006.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

