Bill Garrett Davidson County
Batch# 80885 DEEDWARRSP
04/13/2018 04:15:50 PM 6 pgs
Fees: $33.00 Taxes: $14,846.25
20180413-0035214

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
22 Developments LLC 2000 Mallory Lane Suite 130-225 Franklin, Tennessee 37067	22 Developments LLC 2000 Mallory Lane Suite 130-225 Franklin, Tennessee 37067	092-15-0-115.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for ~~this transfer~~ is Four Million Twelve Thousand Five Hundred and No/100 Dollars ($4,012,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of April, 2018.

Notary Public

My Commission Expires: 3/10/19

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For and in consideration of the sum of Four Million Twelve Thousand Five Hundred and No/100 Dollars ($4,012,500.00), the receipt and sufficiency of which are hereby acknowledged, NoTrump Properties, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 22 Developments LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 209 22nd Avenue, Nashville, Davidson County, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 13 day of April, 2018.

GRANTOR:

NoTrump Properties, LLC, a
Tennessee limited liability company

By: _____
Thomas Pennington, President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jessica Mayberry, a Notary Public of said County and State, personally appeared Thomas Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of NoTrump Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12th day of March, 2018.

_____
Notary Public

My Commission Expires: 5-5-20

JESSICA R. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

EXHIBIT A

PROPERTY DESCRIPTION

TRACT ONE:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Dodd's Subdivision of part of the Elliston Property, as of record in Book 161, page 43, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Drummond Avenue and runs back between parallel lines 144 feet to an alley.

TRACT TWO:
BEING Lot No. 6 on the Plan showing subdivision of Lots Nos. 12, 19 and the east half of Lots Nos. 11 and 18 in the Elliston Addition, as of record in Book 161, page 43, Register's Office for said County.

SAID Lot No. 6 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Drummond Avenue, and runs between parallel lines 144 feet to an alley.

TRACT THREE:
BEING the south 49 feet of Lot No. 7 on the Map of the subdivision of Lots Nos. 12 and 19 and the east half of Lots Nos. 11 and 18, Elliston Plan, of record in Book 161, page 43, Register's Office for said County.

SAID part of said lot fronts 49 feet on the westerly side of 22nd Avenue North and runs back between parallel lines 144 feet to an alley.

TRACT FOUR:
BEING the southerly forty - two feet of Lot No. 8 and the northerly one foot of Lot No. 7 in Dodd's Subdivision of Lots 12 and 19 and the east half of Lots 11 and 18 of Elliston Plan of lots, the plan of said Dodd's Subdivision being of record in Book 161, page 43, Register's Off ice for Davidson County, Tennessee.

SAID southerly part of Lot No. 8 and the norther part of Lot No. 7 together front 43 feet on the westerly side of 22nd Avenue North, and extend back between parallel lines 144 feet to an alley.

Being the same property conveyed to Ervin M. Entrekin, Trustee by Warranty Deed dated 11/04/1965 from Charles B. Pierle and wife, Polly Pierle of record in Book 3956, Page 456 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ervin M. Entrekin, Trustee by Warranty Deed dated 11/04/1965 from Jolee Love of record in Book 3958 , Page 741 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ervin M. Entrekin, Trustee by Warranty Deed dated 11/05/1965 from Iola F. Vess of record in Book 3958 , Page 749 , Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 22nd and State Medical Clinic Association by Quit Claim Deed dated 02/27/1970 from Ervin M. Entrekin, Trustee of record in Book 4400, Page 572 , Register's Office for Davidson County, Tennessee. 22nd and State Medical Clinic Association, also known as Twenty-Second and State Medical Clinic Association, is now

known as NoTrump Properties, Inc. as evidenced by Articles of Amendment to the Charter of Twenty-Second and State Medical Clinic Association of record in Book 8263, Page 873 , Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. All matters as set forth per the plats of record in Plan Book 1, Page 105 , Chancery Court and Plan Book 161, Page 43 , Register's Office for Davidson County, Tennessee.

2. County of Davidson taxes for the year 2018 and subsequent years, Map-Par. 092-15-0-115.00, a lien not yet due or payable.