Bill Garrett Davidson County
Batch# 84595 DEEDWARRSP
04/25/2018 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20180425-0039005

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD OTTINGER LEACH, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00 Affiant Subscribed and sworn to before me, this 25 day of April, 2018. Notary Public My Commission Expires: 09-26-2020

SPECIAL WARRANTY DEED

LISA BRACEY-FARRIS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
3901 Charlotte Partners, LLC c/o Avison Young 700 12th Avenue South Suite 302 Nashville, TN 37203	New Owner	09213000300 09213000201

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kim K Jenson,** an unmarried individual resident of the State of Tennessee ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **3901 Charlotte Partners, LLC**, a Tennessee limited liability company, owning a twenty-five percent (25%) undivided interest and **Jonathan B. Pennington, as Successor Trustee of the 1975 Thomas Guv Pennington Trust under agreement dated June 1, 1975**, owning a seventy-five percent (75%) undivided interest all collectively as tenants in common (collectively "**Grantees**"), Grantees' successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **3901 & 3905 Charlotte Avenue, Nashville, Davidson County, Tennessee 37209**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their 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 Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 23 day of April, 2018.

By: _____
Kim K. Jensen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kim K. Jensen** with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2018.

_____
Notary Public
My Commission Expires: Nov 5, 2018

BRANDI NORRED MAIORINO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1, of Block No. 5 on the Plan of Charlotte Park Company's Second Addition to Nashville, as shown on plat of record in Plat Book 57, Page 160 - 161, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

SAID Lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines with the westerly margin of 39th Avenue North, formerly B Street, 150 feet to an alley.

Being the same property conveyed to J. Alan Jensen and spouse, Kim K. Jensen by Warranty Deed of record in Book 8896, Page 609, in the Register's Office of Davidson County, Tennessee.

AND

LAND in Davidson County, Tennessee, being Lot No. 2, of Block No. 5 on the Plan of Charlotte Park Company's Second Addition to Nashville, as shown on plat of record in Plat Book 57, Page 160 - 161, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Alan Jensen and wife, Kim K. Jensen by Warranty Deed of record in Book11333, Page 269, in the Register's Office of Davidson County, Tennessee. J. Alan Jensen has since died on August 24, 2017, and in accordance with that certain Affidavit of Continuous Marriage ~~of~~ record in Instrument No. 20180424-0038610, J. Alan Jensen and Kim K. Jensen were continuously married and Kim K. Jensen, who by virtue of such demise, is now the sole owner of the property.

EXHIBIT B

Permitted Encumbrances

1. All matters shown on the Plan of record in Plat Book 57, Page 160 and 161, Register's Office of Davidson County, Tennessee.

2. Grant of Overhead Easement of record in Instrument No.20151217-0126710, Register's Office for Davidson County, Tennessee.

3. Grant of Overhead Easement of record in Instrument No.20151217-0126711, Register's Office for Davidson County, Tennessee

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

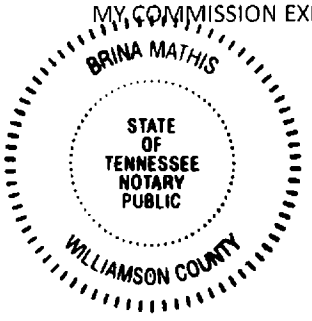
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).