SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 86019 **DEEDWARRSP**
04/27/2018 04:15:32 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20180427-0040090

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,500,000.00

Affiant

Subscribed and sworn to me on April 27, 2018

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30973

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
326 Welch Partners 8253 Rexford Court Brentwood, TN 37027	New Owner	133-15-0-106.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christine Ann Palmer, Co-Executrix, and Eileen Carell Nicholson, Co-Executrix, of the Estate of James W. Carell**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **326 Welch Partners, a Tennessee general partnership**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Resubdivision of Part of Reserved Parcel "A", Travis Park, of record in Plat Book 4175, Page 125, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. W. Carell by Special Warranty Deed from BellSouth Telecommunications, Inc., a Georgia corporation and successor in interest by merger with South Central Bell Telephone Company, of record on August 24, 2006 in Instrument No. 20060824-0104532, Register's Office for Davidson County, Tennessee. The said J. W. Carell, a/k/a James W. Carell, having since died on September 8, 2013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and they have good right to sell and convey the same.

Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise, subject however to the matters set forth as follows:

1. 2018 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 4175, Page 125, Register's Office for Davidson County, Tennessee.
3. All matters shown on Survey dated 3-28-2017, made by G. Scott Carter, of Clint Elliott Survey, Registered Land Surveyor, TN RLS 2391, last revised on 3-12-2018, indicating the following:
   a. Overhead utilities crossing in southwesterly corner
   b. Underground storm sewer crossing as shown
   c. Storm culvert in southerly line
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 326 Welch Road, Nashville, TN 37211.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 27th day of April, 2018.

The Estate of James W. Carell

BY: Christine Ann Palmer
Christine Ann Palmer, Co-Executrix

BY: Eileen Carell Nicholson
Eileen Carell Nicholson, Co-Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Christine Ann Palmer, Co-Executrix, and Eileen Carell Nicholson, Co-Executrix, of the Estate of James W. Carell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same, each in their capacity as Co-Executrix of the Estate of James W. Carell, as their free act and deed.

Witness my hand and official seal on April 27, 2018.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY