**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Bill Garrett Davidson County
Batch# 96894 DEEDWARRSP
05/25/2018 12:27:30 PM 5 pgs
Fees: $28.00 Taxes: $1,757.50
20180525-0050354

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| 612 North LLC<br>15 W. 47th Street, Suite 1009<br>New York, NY 10036-3395 | 612 North LLC<br>15 W. 47th Street, Suite 1009<br>New York, NY 10036-3395 | 091-12-0-232.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CARLYLE CARROLL** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **612 NORTH LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3 day of April, 2018.

**GRANTOR:**

**CARLYLE CARROLL**

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carlyle Caroll, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 3 day of April, 2018.

My Commission Expires:

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

[*Affidavit of Consideration Follows*]

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10 2018

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $475,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 3 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

DELANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO. COUNTY

**Exhibit "A"**

Legal Description of Property

Being Lot No. 7 on the unrecorded PLAN OF HARWELL PROPERTY in West Nashville, described as follows:

BEGINNING in the East margin of Bass Street at a point 300 feet North of Corey Street and running thence in a northerly direction along the East margin of Bass Street 50.0 feet to a point and fronting thus 50.0 on the East side of Bass Street and running back eastwardly between parallel lines (which are also parallel with Corey Street) 200.0 feet to an alley.

Being the same property conveyed to Carlyle Carroll by Warranty Deed from Michael W. O'Neill, recorded on the 17th day of April, 2012 in Instrument No. 20120417-0032604, in the Register's Office of Davidson County, Tennessee.

## Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060223-0021326, in the Register's Office of Davidson County, Tennessee.

**True Copy Certification**

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19