Bill Garrett Davidson County
Batch# 104832 DEEDWARRSP
06/14/2018 04:07:37 PM 6 pgs
Fees: $33.00 Taxes: $6,682.20
20180614-0057457

THIS INSTRUMENT PREPARED BY:
J. Evan Gower
GTOM 3410, LLC
c/o GBT Realty Corporation
9010 Overlook Boulevard
Brentwood, TN 37027

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
GTOM 3410, LLC **c/o GBT Realty Corporation** **9010 Overlook Boulevard** **Brentwood, Tennessee 37027**	**GTOM 3410, LLC** **c/o GBT Realty Corporation** **9010 Overlook Boulevard** **Brentwood, Tennessee 37027**	**104-06-0-070-00**

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 which are hereby acknowledged, **WILLIAM ALAN STRAUSS**, an individual, **and MYRNA STRAUSS LEE**, an individual, (collectively herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey, unto **GTOM 3410, LLC**, a Georgia limited liability company (herein referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land more particularly described on **Exhibit "A"**, attached hereto and made a part hereof for all purposes, together with all Grantor's improvements and fixtures situated thereon, located thereon in an AS-IS condition in Davidson County, Tennessee (collectively, the "Property").

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns forever, and all improvements on the Property, Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and in any event excepting from any warranty herein, easements, conditions, building restrictions, and other matters of record, oil, gas and other mineral interests previously conveyed.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE]

WITNESS this the 11th day of June, 2018.

GRANTOR:

By: _____
WILLIAM ALAN STRAUSS

STATE OF Mississippi §

COUNTY OF Lowndes §

Before me, Karen H. Bryant of the state and county mentioned, personally appeared WILLIAM ALAN STRAUSS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration therein expressed.

Witnessed my hand and seal this 11th day of June, 2018.

_____
Notary's Public

My Commission Expires: _____

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 27272 KAREN H. BRYANT Commission Expires Aug. 17, 2021 LOWNDES COUNTY

By: Myrna Strauss-Lee
MYRNA STRAUSS LEE

STATE OF Florida §

COUNTY OF Miami Dade §

Before me, Dana Aristia of the state and county mentioned, personally appeared MYRNA STRAUSS LEE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for purposes and consideration therein expressed.

Witnessed my hand and seal this 11th day of June, 2018.

Notary's Public

My Commission Expires: Dec 21, 2020

DANA ARISTIA
Notary Public - State of Florida
Commission # GG 057187
My Comm. Expires Dec 21, 2020

STATE OF Mississippi)
COUNTY OF Lowndes)

The greater of the consideration for this transfer or the value of the property is $1,806,000.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of June, 2018.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 27272 KAREN H. BRYANT Commission Expires Aug. 17, 2021 LOWNDES COUNTY

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

Property

Tract I

Land being located in Davidson County, Tennessee, being part of Lots No. 6 and 7 on the Plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office for said County.

Said part of Lot No. 6 fronts 60 feet on the northerly side of West End Avenue and runs back between parallel lines 180 feet, more or less to an alley in the rear.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4755, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract II

Land being located in Davidson County, Tennessee, being Said part of Lot No. 7 on the Map of Bransford Realty Company's Richland Annex Subdivision, as of record in Book 332, Page 153, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of West End Avenue at the corner of Lots 6 and 7; thence with the line between said two lots, North 50° 05' West, 69.3 feet to a proposed right of way and fence; thence with the same, South 16° 46' East, 83.3 feet to the northerly margin of West End Avenue; thence with said Avenue, North 39° 56' East 46.2 feet to the beginning.

Being the same property conveyed to LEON B. STRAUSS, by deed from WARREN JOHNSON, of record in Book 5290, page 945, dated May 26, 1978, said Register's Office. The said Leon Strauss having since died intestate on or about March 24, 2017, leaving WILLIAM ALAN STRAUSS AND MYRNA STRAUSS LEE, HEIRS AT LAW OF LEON B. STRAUSS. For further reference see Affidavit of Heirship of record in Instrument No. 20180124-0007480 and a supplemental Affidavit in Instrument No. 20180524-049826, said Register's Office.