SPECIAL WARRANTY DEED

DANA D. LORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

R-VRES-18-2305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
2305 12 Avenue South Partners, LLC	**Same as New Owner**	
(NAME) **2305 12th Avenue S**	Bill Garrett Davidson County Batch# 106404 **DEEDWARRSP** 06/19/2018 10:47:59 AM 2 pgs Fees: $13.00 Taxes: $3,533.50 20180619-0058846	**105-13-0-096.00**
(ADDRESS) **Nashville, TN 37204**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1221 PARTNERS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2305 12 AVENUE SOUTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southeast part of Lot No. 9 on the Plan of Belmont Land Company's Plan of Lots of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 57.1 feet on the west side of Granny White Pike, and extends back between parallel lines 74 feet to a dead line.

Together with an Easement for ingress and egress set forth in Instrument Number 20041215-0149300, said Register's Office.

Being the same property conveyed to 1221 Partners, L.L.C. by Warranty Deed from Anita W. Hogin of record in Instrument No. 20040226-0022091, Register's Office for Davidson County, Tennessee, dated February 17, 2004, and recorded on February 26, 2004.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Easement agreement of record in Instrument No. 20041215-0149300, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2305 12th Avenue S, Nashville, Tennessee 37204**.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2018.

1221 Partners, L.L.C.

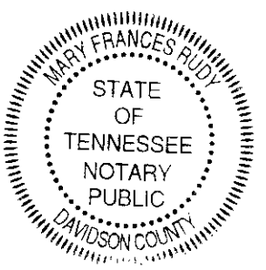
BY: _____
Douglas M. Kirk
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS M. KIRK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 1221 PARTNERS, L.L.C. the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212