Bill Garrett Davidson County
Batch# 106980 DEEDWARRSP
06/21/2018 08:23:00 AM 4 pgs
Fees: $23.00 Taxes: $5,957.00
20180621-0059698

SPECIAL WARRANTY DEED

FROM: Warner Partners, LP

TO: William Gary Forkum and
Melissa R. Forkum

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Gary Forkum and Melissa Forkum 2701 12th Avenue South Nashville, TN 37204	Same	Map 105-3 Parcels 33 and 34

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,610,000.00.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

William Gary Forkum
Affiant

Sworn to and subscribed before me, this 20 day of June, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Warner Partners, LP,** a Tennessee limited partnership (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **William Gary Forkum and wife, Melissa R. Forkum** (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 308 Chestnut Street and 1123 3rd Avenue South, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 20th day of June, 2018.

SELLER: **Warner Partners, LP,**
a Tennessee limited partnership

By: _____

Title: GEN PARTNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared Edward Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the General Partner of Warner Partners, LP, a Tennessee limited partnership, the within named bargainor, and that he/she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 20 day of June, 2018.

_____
Notary Public

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

My Commission Expires: 11-8-21

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1

Land in Davidson County, Tennessee, being the northerly 40 feet of the southerly 48 feet, 7 1/2 inches, of Lot No. 19 on the Plan of W.W. Sullivan's Subdivision of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the westerly side of Third Avenue, South, and runs back between parallel lines 140 feet, more or less, to an alley.

Tract 2

Land in Davidson County, Tennessee, being all of Lot No. 20 and the southerly 8 feet, 7 1/2 inches of Lot No. 19 on the Plan of W.W. Sullivan's Addition, as of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 and part of Lot No. 19 adjoin and front together 70 feet on the westerly side of Third Avenue, South, formerly called College Street, and extends back on the southerly line along the northerly side of Chestnut Street 141.5 feet to a spike, and extends back on the northerly line 141.6 feet to a spike, measuring 70 feet across the rear line which lies on the margin of an alley.

Being the same property conveyed to EDWARD QUINN WARNER and wife, BETTY S. WARNER from BARBARA L. INGRAM by deed of record in Book 10363, page 985, dated February 27, 1997, said Register's Office. EDWARD QUINN WARNER died on or about September 18, 2000, leaving BETTY S. WARNER as surviving tenant by the entirety. BETTY S. WARNER died on or about January 8, 2008, leaving a Last Will and Testament, dated December 12, 2000, and probated January 16, 2008, in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 08P95. Said property was administered as part of her probate estate and as Executors, EDWARD Q. WARNER and SCOTT P. WARNER conveyed to EDWARD Q. WARNER and SCOTT P. WARNER (residuary distributees) equally as tenants in common by an Executor's Quitclaim Deed of record as Instrument No. 20081015-0103963, dated October 15, 2008, said Register's Office. EDWARD Q. WARNER and SCOTT P. WARNER further conveyed said property to WARNER PARTNERS, L.P., by deed of record as Instrument No. 20081015-0103966, dated October 15, 2008, said Register's Office. WARNER PARTNERS, L.P., further conveyed the above property to WARNER PARTNERS, L.P., by deed of record as Instrument No. 20160711-0070761, dated June 28, 2016, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2018 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.