Bill Garrett Davidson County
Batch# 133910 DEEDWARRSP
08/27/2018 02:57:54 PM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20180827-0084845

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
19th Avenue Land Partners, LLC Attn: Ryan Chapman 144 2nd Avenue N, #300 Nashville, TN 37201	Same	092-16-0-266.00 and 092-16-0-267.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, VERGES-JAMES, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto 19TH AVENUE LAND PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signature page follows.)

WITNESS our hands this 24th day of August 2018.

GRANTOR:

VERGES-JAMES, LLC
a Tennessee limited liability company

By:_____
Thomas Troy Verges, Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public, THOMAS TROY VERGES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of VERGES-JAMES, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of August 2018.

_____
Notary Public
My Commission Expires:_____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $4,000,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August 2018.

Notary Public

My Commission Expires:

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

EXHIBIT A
Property Description

PARCEL I

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 232 in 0. B. Hayes 2nd Plan of Small Lots as of record in Plan Book 1, page 81, Chancery Court at Nashville, Tennessee.

Said Lot No. 232 fronts 50 feet on the westerly side of 19th Avenue South, formerly Laura Street. and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to VERGES-JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from STUDIO 20 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20080111-0003684, dated January 8, 2008, said Register's Office.

PARCEL II

Land in Davidson County, Tennessee, being Lot No. 233, on the Map of O.B. Hayes Small Lots of record in Book One, page 81, of Chancery Court at Nashville, Tennessee.

Said Lot 233 fronts 50 feet on the westerly side of 19th Avenue South, and runs back between parallel lines, 166 feet to an alley.

Being the same property conveyed to VERGES-JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from FREDERICK P. SANJEK, UNMARRIED, of record in Instrument No. 20070206-0015442, dated February 1, 2007, said Register's Office.

EXHIBIT B
Permitted Exceptions

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

2. All matters shown on Plan of record as Book 1, page 81, Chancery Court at Nashville, Tennessee.