Bill Garrett Davidson County
Batch# 135708 DEEDWARRSP
08/31/2018 03:57:25 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20180831-0086807

This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, TN 37219

SPECIAL WARRANTY DEED

Name and Address of New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County 201 5th Avenue South Nashville, Tennessee 37203	093-15-0-004.00	SAME AS NEW OWNER

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, **JOHN DOULIS AND MICHELINE DOULIS, a married couple and Tennessee residents** (collectively, the "Grantor"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is unimproved property that is municipally known as 719 4th Avenue South, Davidson County, Nashville, Tennessee 37210.

This conveyance is made subject to the limitations, restrictions and encumbrances of record as may affect the premises, including, as more particularly set forth on Exhibit B (collectively, the "Permitted Exceptions") attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that said tract or parcel is free from any lien or encumbrance whatsoever, except for the Permitted Encumbrances.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

[Signature page follows]

[Signature page to Special Warranty Deed]

WITNESS this the 31st day of August, 2018.

GRANTOR:

John Doulis

Micheline Doulis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State and County aforementioned, John Doulis, the within named bargainors, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of August, 2018.

MELISSA SHIELDS BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

NOTARY PUBLIC

My Commission Expires: 3/3/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State and County aforementioned, Micheline Doulis, the within named bargainor, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of August, 2018.

MELISSA SHIELDS BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

NOTARY PUBLIC

My Commission Expires: 3/3/2020

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

(Affiant)

Subscribed and sworn to before me, this 31st day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 7-5-2021

SHERRYL L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

EXHIBIT A

Description of Property

Land in Davidson County Tennessee, being more particularly described as follows:

TRACT I:

Being the northerly 6 feet of Lot No. 44 and the southerly 24 feet of Lot No. 43 on the Plan of Barrow's Grove, of record in Book "S", Page 279, County Court. Said part of lots adjoin and front together 30 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley. Being part of Lot No. 44 in the Plan of Barrow's Grove, in the City of Nashville, which plan is of record in Book'S", Page 279, Registers Office, described as follows: BEGINNING on the southwestern margin of 4th Avenue South, at a corner of a part of said Lot No. 44 sold by M. H. Howard to Wm. Smith; thence running with said Smith's line, southwardly 165 feet to his corner on an alley; thence northwesterly with the line of said alley, 30 feet; thence northeasterly and parallel with the first line, 165 feet to 4th Avenue South; thence southeastwardly with the line of 4th Avenue South, 30 feet to the beginning, being the lot formerly owned by James Conlon.

TRACT II:

Being parts of Lot Nos. 44 and 45 on the Plan of Barrows Grove, of record in Book "S", Page 279, Registers Office for said County, described as follows: BEGINNING on the southwesterly margin of 4th Avenue South, formerly Cherry Street, at a point 60 feet north of the northerly margin of Ash Street, being the northeast corner of the property devised to Carrie Ursula Nickel Tune, as Trustee and individually, et al, under the Will of A. Nickel, deceased, of record in Will Book 41, Page 109, County Court for said County; thence with said Tune's northerly line, westwardly 165 feet to the easterly margin of an alley; thence with said alley, northwestwardly 60 feet to the southwest corner of the property conveyed to W. N. White by deed from Charles Dodd, et al, of record in Book 647, Page 230, said Registers Office; thence with White's southerly line, northeastwardly 165 feet to the southwesterly margin of 4th Avenue South; thence with same, southeastwardly 60 feet to the beginning.

Being the same property conveyed to JOHN DOULIS AND MICHELINE DOULIS, by deed from TONI EASTON, of record in Instrument No. 20150227-0017281, dated February 23, 2015, said Register's Office.

LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS:

Being a Parcel of land in the Nineteenth Councilmanic District, Urban Services District in Metropolitan Nashville, Davidson County, Tennessee, being property conveyed to John and Micheline Doulis by deed of record in Inst. No. 20150227-0017281, Register's Office for Davidson County, Tennessee, being generally located between Fourth Avenue South and Lafayette Street and between Elm Street and Ash Street, being more particularly described as follows:

BEGINNING at an old iron rod on the westerly right of way margin of Fourth Avenue South, sand Davidson County of record in Instrument No. 20140908-0082198, and being 75 feet as measured along the westerly right of way from the centerline of Ash Street;

THENCE, leaving Fourth Street with said Metropolitan Government of Nashville and Davidson County, S 62° 35' 27" W, 165.00 feet to a new iron rod on the easterly right of way line of Alley No. 146, said alley having a 15-foot wide right of way;

THENCE, leaving said Metropolitan Government of Nashville and Davidson County with said Alley No. 146 easterly right of way line, N 27° 25' 47" W, 118.81 feet to an old PK Nail being a common corner with Suri Ramanna Instrument No. 20151221-0127788, R.O.D.C.;

THENCE, leaving said Alley No. 146 with Suri Ramanna, N 62° 35' 27" E, 165.00 feet to an old iron rod on the aforementioned westerly right of way line of Fourth Avenue South;

THENCE, leaving Suri Ramanna with said westerly right of way line, S 27° 25' 47" E, 118.81 feet to the POINT OF BEGINNING.

Containing 19,604 Square Feet or 0.45 Acre, more or less.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 093-15-0-004.00, a lien, not yet due and payable.

2. All matters shown on the plat of survey by Jim Overfelt, Tenn. RLS No. 1634, with Barge Waggoner Sumner & Cannon, Inc., dated July 2, 2018, last revised July 19, 2018 and designated as File No. 3660601.