Karen Y Johnson Davidson County
Batch# 178060 DEEDWARRSP
12/26/2018 03:37:30 PM 5 pgs
Fees: $28.00 Taxes: $10,175.00
20181226-0125346

THIS INSTRUMENT PREPARED BY: **Talbott Ottinger** **McKenzie Laird Ottinger Leach, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2018. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
1420 3rd Avenue Partners, LLC 700 12th Avenue South, Ste 302 Nashville, Tennessee 37203	New Owner	Map 105-7, Parcel 94

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **William C. Sanders, Jr.**, an individual resident of the State of Tennessee ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **1420 3rd Avenue Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors, heirs and assigns, certain improved real property located in Germantown, Shelby County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **1420 3rd Avenue South, Nashville, Davidson County, Tennessee**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantees, Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 21st day of December, 2018.

GRANTOR:

By: _____
William C. Sanders, Jr.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Linda L. Miller of the state and county aforementioned, personally appeared William C. Sanders, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21st day of December, 2018.

_____
Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots Nos. 13 and 19 inclusive on the Plan of John Lunsden's Second Addition as of record in Book 57, page 116, Register's Office for said County, described together as follows:

Beginning at the southwest corner of Second Avenue, South, formally Market Street and Gray Street; thence with the westerly margin of Second Avenue, South, southwardly 483 feet, more or less to the northeasterly right of way of the N.C. & St. L. Railroad; thence with the said right of way line, northwestwardly 520 feet, more or less to the southerly margin of Gray Street, thence with said street, eastwardly 245 feet 9 inches to the beginning.

Being the same property conveyed to William C. Sanders, Jr. by Special Warranty Deed of record in Instrument 20070810-0095862, in the Register's Office, Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Subject to all matters shown on the Plan of record in Plat Book 57, Page 116, Register's Office for Davidson County, Tennessee.
2. Agreement to widen alley adjacent to Lot 13 currently known as "Gray Street R.O.W.", of record in Book 159, Page 150, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX