SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179319 DEEDWARRSP
12/31/2018 03:29:18 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20181231-0126591

JM-VP-18-5101

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(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)
Cannonball Property, LLC, a Tennessee limited liability company	**Cannonball Property, LLC, a Tennessee limited liability company**	
(NAME) **3011 Armory Drive, Suite 120**	(NAME) **3011 Armory Drive, Suite 120**	**091-07-0-228.00**
(ADDRESS) **Nashville, TN 37204**	(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 Grante, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VP HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CANNONBALL PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, being Lots 1002 and 1004 of Block 171, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, said Register's Office, to which reference is hereby made for a more complete description of said lots.

ADDITIONAL CONVEYANCE OF EASEMENT: There is further conveyed herewith a utility easement for the construction and maintaining of a sewer line on the realty described below, to wit: the sewer line being on the rear of the said tract and running from the above described dominant tract five (5) feet in width running in a westerly direction approximately thirty (30) feet and making a ninety (90) degree turn to the public sewer in the alley; the water line being on the front of the below described tract and running from the above described dominant tract five (5) feet in width and running in a northerly direction approximately five (5) feet and making a ninety (90) degree turn across the subservient or below described tract approximately five (5) feet in a westerly direction to the public water tap on the below described realty.

This grant is to be a Perpetual Easement to construct and maintain a water and sewer utility line and said right is to run with the land and is made in compliance with a diagram prepared by Metal Building Products, Inc., dated October 11, 1990 and incorporated into the original Easement Deed of record as noted below, and serves the real estate described above.

Said Perpetual Easement is on or across and more particularly described as follows:
Land in Davidson County, Tennessee, being Lots 1006 and 1008 of Block 171, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, said Register's Office, and described as follows:

Said Lots front together 50 feet on the southerly margin of Kentucky Avenue and along an alley in the rear 50 feet, and extend back 150 feet on the westerly line and 150 feet on the easterly line and contiguous with the westerly margin of Lots 1002 and 1004 of Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Phyllis Frazier by Easement Deed from Capitol City Baptist Temple, recorded January 3, 1991 in Book 8268, Page 327, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lots 1006 and 1008 of Block 171, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, said Register's Office, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to VP Holdings LLC, a Tennessee limited liability company by Warranty deed from Cannonball White fka Donnie W. White of record in Instrument No. 20170706-0067852 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on July 6, 2017.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7941, Page 135, in the Register's Office for Davidson County, Tennessee.
- Easement Deed of record in Book 8268, Page 327, in the 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: **5101 Kentucky Ave, Nashville, Tennessee 37209**.

AND THE GRANTOR DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of 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. 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.

Witness my/our hand(s) this the 28th DAY OF DECEMBER, 2018.

VP Holdings, LLC, a Tennessee limited liability company

BY: MG

Mark Deutschmann
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

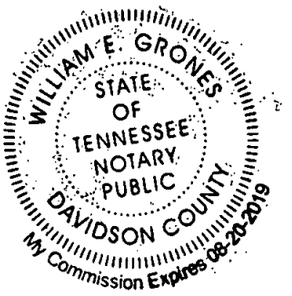
Before me, the undersigned Notary Public, personally appeared MARK DEUTSCHMANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of VP HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 28th of December, 2018.

William E. Grones

Notary Public

My Commission Expires: 8/20/2019



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