This Instrument Prepared by:
Paul F. Soper
2323 21st Ave. S, Suite 502
Nashville, TN 37203
615-712-6036

Karen Johnson Davidson County
Batch# 188490 DEEDWARRSP
01/25/2019 03:35:30 PM 6 pgs
Fees: $33.00 Taxes: $27,750.00
20190125-0007734

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
David V. Mastran 580 Jackson Blvd. Nashville, Tennessee 37205	SAME	104-04-0-073.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BENNY M. BROWN, an individual resident of the State of Tennessee** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **DAVID V. MASTRAN, an individual resident of the State of Tennessee** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on **Exhibit "B"**, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the 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 both the plural and the singular and vice versa, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 25th day of January, 2019.

Benny M. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **BENNY M. BROWN**, the within-named bargainor, 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 official seal at Nashville, TN this 28th day of January, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $7,500,000.00.

Affiant

Subscribed and sworn before me this 25th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

TRACT I: A certain tract of land in Davidson County, State of Tennessee, described as follows: Being Lot No.99 on the O.B. Hayes, First Plan of Small Lots: as of record in Plan Book 1, page 69, of the Chancery Court at Nashville. Said Lot No. 99 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street. and extends back westerly between parallel lines, 147 feet, more or less, to an alley in the rear.

TRACT II: A certain tract of land in Davidson County, State of Tennessee, described as follows: Being part of Lots Nos. 100 and 101 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville, also a small triangle out of Old Addison Street, now closed, described together according to survey made by Eric Drake, County Surveyor, September 13, 1963, as follows: Said Lot or parcel of land fronts 43.92 feet on the northerly side of Grand Avenue and runs back between parallel lines, parallel with and 65 feet westerly from the westerly margin of 17th Avenue South, a distance of 100 feet to a dead line.

TRACT III: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being the westerly 42 1/2 feet of Lot No. 101 and the westerly 42 1/2 feet of the south 40 feet of Lot No. 100 on the Map of O.B. Hayes' Plan of Small Lots, as of record in Book 1, Page 69, Chancery Court at Nashville, and described as follows: Beginning at the northeast intersection of Grand Avenue and the first alley west of 17th Avenue, South, being the southwest corner of Lot No. 101; thence northerly along the east margin of said alley, 90 feet to a 10 foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101; thence easterly parallel to and 10 feet south of the line between Lots 99 and 100, 42 1/2 feet; thence at rights angles southwardly 90 feet to the north margin of Grand Avenue; thence with the same, westerly 42 1/2 feet to the beginning.

TRACT IV: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being parts of Lots Nos. 100 and 101 on the Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, Pages 69 and 81, Chancery Court at Nashville, and part of Addison Street lying between said two lots and the westerly line of 17th Avenue, South, as now established, formerly Addison Street, described as follows: Beginning at the northwest corner of Grand Avenue and 17th Avenue South, formerly Addison Street; thence with the northerly margin of Grand Avenue, westwardly 65 feet; thence northwardly and parallel to 17th Avenue, South, 100 feet to the southerly line of Lot No. 100; thence with said line, eastwardly 65 feet to the westerly margin of 17th Avenue, South; thence with the same, southwardly 100 feet to the beginning.

TRACT V: A certain tract of land in Davidson County, State of Tennessee, described as follows: A 10 foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville.

Being the same property conveyed to BENNY M. BROWN AND CAROLYN J. BROWN, by deed from SONY/ATV MUSIC PUBLISHING, LLC, of record in Instrument No. 20140117-0004838, dated December 11, 2013, said Register's Office. The said Carolyn J. Brown having since died on or about October 15, 2017, leaving Benny M. Brown the surviving tenant by the entirety.

Permitted Exceptions

1. Real Property taxes for 2019, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 1, Page 69, Chancery Court for Davidson County, Tennessee.

3. Easement(s) of record in Book 7894, page 240, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

