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

Karen Johnson Davidson County
Batch# 189867 DEEDWARRSP
01/30/2019 12:12:30 PM 6 pgs
Fees: $33.00 Taxes: $10,175.00
20190130-0008930

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Eleven Willow LLC 11 Willow Street Nashville, TN 37210	SAME	093-12-0-026.00 093-12-0-070.00

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, **NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST, an individual resident of the State of Tennessee** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ELEVEN WILLOW LLC, a Delaware limited liability company** (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 she 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 herself, her 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 29th day of January, 2019.

Nancy Scott Taylor, Trustee of the Wanda M. Scott Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST**, 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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 29th 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 $2,750,000.00.

Affiant

Subscribed and sworn before me this 29th day of January, 2019.

NOTARY PUBLIC

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT "A"

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 61, 62, 63, and 64 on the Plan of Pageot's Fairfield Village, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point located at the intersection of the easterly right-of-way of Fairfield Avenue and the southerly right-of-way of Willow Street; thence along the southerly right-of-way of Willow Street. South 83°42'13" East a distance of 206.00 feet to a point; thence leaving said street, along the East line of Lot 61, South 5°28'52" West a distance of 170.00 feet to a point in the North line of a 20 foot alley; thence alone the North line of said alley, North 83°42'13" West a distance of 226.00 feet to a point on the easterly right-of-way of Fairfield Avenue; thence alone said easterly right-of-way of Fairfield Avenue, North 12°37'07" East a distance of 171.17 feet to the point of beginning.

Being the same property conveyed to JACK D. SCOTT and wife, WANDA M. SCOTT from MATLOCK TRUCK BODY AND TRAILER CORPORATION by deed of record in Book 5124, page 555, dated March 4, 1977, said Register's Office. JACK D. SCOTT and wife, WANDA M. SCOTT conveyed to JACK D. SCOTT, a Fifty Percent (50%) undivided interest and wife, WANDA M. SCOTT, a Fifty Percent (50%) undivided interest, each to hold such interest as his or her sole and individual property as a tenant in common with the other by deed of record in Book 9769, page 663, dated August 18, 1995, said Register's Office. WANDA M. SCOTT further conveyed her interest to JACK D. SCOTT by deed of record in Book 10535, page 430, dated July 18, 1997, said Register's Office. JACK D. SCOTT having since died on or about August 19, 1997. Pursuant to the LAST WILL AND TESTAMENT of JACK D. SCOTT, probated in the Probate Court of Williamson County, Tennessee, Probate No. P-97-1945, WANDA M. SCOTT was appointed Executrix to fulfill the provisions of the LAST WILL AND TESTAMENT of JACK D. SCOTT. WANDA M. SCOTT, Executrix of the Estate of JACK D. SCOTT conveyed to WANDA M. SCOTT and NANCY SCOTT TAYLOR, as CO-TRUSTEES OF THE JACK D. SCOTT FAMILY TRUST by Quitclaim Deed of record in Book 11328, page 684, dated January 1, 1999, said Register's Office. The said WANDA M. SCOTT has since died and by the terms of her Last Will and Testament admitted for probate under Docket No. P9675, in the Chancery Court of Williamson County, Tennessee, exercised the Limited Power of Appointment giver to her under the Last Will and Testament of JACK D. SCOTT, which directs that the assets of the JACK D. SCOTT FAMILY TRUST by distributed to the WANDA M. SCOTT FAMILY TRUST. NANCY SCOTT TAYLOR is named Trustee under said Trust. Said property having been further conveyed to NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST, by Quitclaim Deed from NANCY SCOTT TAYLOR, SURVIVING CO-TRUSTEE OF THE JACK D. SCOTT FAMILY TRUST, of record as Instrument No. 201901300008929, dated January 29, 2019, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being parts of Lot Nos. 1 and 2 on the Map of Pageot's Plan of Fairfield Village, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point at the intersection of the easterly right-of-way of Fairfield Avenue and the southerly margin of the first alley North of Hermitage Avenue, being the northwest corner of said Lot 1; thence with the southerly line of said alley South 83°42'13" East a distance of 50.00 feet to a point; thence South 5°28'52" West a distance of 50.00 feet to a point; thence North 83°42'13" West a distance of 56.26 feet to a point in the easterly right-of-way of Fairfield Avenue; thence along the easterly right-of-way of Fairfield Avenue North 12°37'07" East a distance of 50.36 feet to the point of beginning.

Being the same property conveyed to JACK D. SCOTT and wife, WANDA M. SCOTT from MATLOCK TRUCK BODY AND TRAILER CORPORATION by deed of record in Book 5124, page 558, dated March 4, 1977, said Register's Office. JACK D. SCOTT and wife, WANDA M. SCOTT conveyed to JACK D. SCOTT, a Fifty Percent (50%) undivided interest and wife, WANDA M. SCOTT, a Fifty Percent (50%) undivided interest, each to hold such interest as his or her sole and individual property as a tenant in common with the other by deed of record in Book 9769, page 659, dated August 18, 1995, said Register's Office. WANDA M. SCOTT further conveyed her interest to JACK D. SCOTT by deed of record in Book 10535, page 428, dated July 18, 1997, said Register's Office. JACK D. SCOTT having since died on or about August 19, 1997. Pursuant to the LAST WILL AND TESTAMENT of JACK D. SCOTT, probated in the Probate Court of Williamson County, Tennessee, Probate No. P-97-1945, WANDA M. SCOTT was appointed Executrix to fulfill the provisions of the LAST WILL AND TESTAMENT of JACK D. SCOTT. WANDA M. SCOTT, Executrix of the Estate of JACK D. SCOTT conveyed to WANDA M. SCOTT and NANCY SCOTT TAYLOR, as CO-TRUSTEES OF THE JACK D. SCOTT FAMILY TRUST by Quitclaim Deed of record in Book 11328, page 688, dated January 1, 1999, said Register's Office. The said WANDA M. SCOTT has since died and by the terms of her Last Will and Testament admitted for probate under Docket No. P9675, in the Chancery Court of Williamson County, Tennessee, exercised the Limited Power of Appointment giver to her under the Last Will and Testament of JACK D. SCOTT, which directs that the assets of the JACK D. SCOTT FAMILY TRUST by distributed to the WANDA M. SCOTT FAMILY TRUST. NANCY SCOTT TAYLOR is named Trustee under said Trust. Said property having been further conveyed to NANCY SCOTT TAYLOR, TRUSTEE OF THE WANDA M. SCOTT FAMILY TRUST, by Quitclaim Deed from NANCY SCOTT TAYLOR, SURVIVING CO-TRUSTEE OF THE JACK D. SCOTT FAMILY TRUST, of record as Instrument No. 201901300008929, dated January 29, 2019, Register's Office for Davidson County, Tennessee.

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 21, Page 82, Register's Office for Davidson County, Tennessee.

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: 9/7/21
Notary' Seal (if on paper):

