Karen Johnson Davidson County
Batch# 191522 DEEDWARRSP
02/04/2019 02:07:17 PM 4 pgs
Fees: $23.00 Taxes: $0.18
20190204-0010460

This Instrument Prepared By:
Wm. Stanton Massa, III
Attorney at Law
P.O. Box 1515
Morristown, TN 37816

Owner/Taxpayer:
Metro Dee Partners, LLC
2500 Clarksville Pike
Nashville, TN 37208

Tax ID No. 081-04-0-229.00.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that **Metro Dee Partners**, the undersigned, an unincorporated and unregistered Tennessee partnership, by and through its sole partners Richard A. Lewis and Robert C. Grant, and **Richard A. Lewis**, individually, and **Robert C. Grant**, individually, (hereinafter collectively Grantor), by and through its officer, for the consideration as hereinafter set out, has bargained and sold, and does by these presents hereby bargain, sell, transfer and convey unto **Metro Dee Partners, LLC,** a Tennessee limited liability company organized and owned by the same individuals listed above, its successors and assigns, (hereinafter Grantee), the hereinafter described real estate, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Resubdivision of Metro Center Tract 21-B, of record in Plat Book 7900, page 278, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Metro Dee Partners, a Tennessee General Partnership, by Special Warranty Deed of Metrocenter Holdings, Inc., dated May 23, 1991, and recorded in Book 8358, page 241, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE is made SUBJECT to all applicable easements, rights of way, setback lines and restrictions of record in said Register's Office, including, but not limited to, those shown and listed on Plat of record in Book 7900, Page 528, and Book 7900, Page 724, an ingress and egress easement of record in Book 8932, Page 394, and the Master Deeds and By-laws of record in said Register's Office, and restrictive covenants of record in Book 4784, page 659, as modified in Book 5792, page 787, and made applicable by Book 7012, page 61; Book 5225, page 112 and 120; Book 5242, page 389; Book 5347, page 88 and 166; Book 5792, page 787; Book 4793, page 166; Book 7012, page 61 and 62; and Book 7487, page 952, of record in said Register's Office.
>
> The street address of the property is believed to be 2030 Rosa L. Parks Boulevard., Nashville, Tennessee, but said address is not part of the legal description, and if a discrepancy exists, the legal description shall control. Tax ID No. 081-04-0-229.00.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ABOVE. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

TO HAVE AND TO HOLD UNTO THE SAID Grantee the hereinabove described real estate together with all the hereditaments and appurtenances thereunto appertaining as an estate in fee simple forever.

AND GRANTOR COVENANTS with Grantee that it will warrant and forever defend the title thereto against the lawful claims of all persons by, through or under Grantee, but not further or otherwise.

THE CONSIDERATION for this conveyance is as follows: Ten dollars ($10.00) and other good and valuable consideration.

Witness my hand this 17 day of January, 2019.

Metro Dee Partners

By: _____
Richard A. Lewis, partner

Metro Dee Partners

By: _____
Robert C. Grant, partner

_____
Richard A. Lewis, individually

_____
Robert C. Grant, individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Richard A. Lewis, in his capacity as a partner of **Metro Dee Partners**, with whom I am personally acquainted (or proved to me on satisfactory basis), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that in his capacity as stated above, he is authorized by to execute this instrument.

This 17 day of January, 2019.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

3-4-22

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Robert C. Grant, in his capacity as a partner of **Metro Dee Partners**, with whom I am personally acquainted (or proved to me on satisfactory basis), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that in his capacity as stated above, he is authorized by to execute this instrument.

This 17 day of January, 2019.

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: NOTARY PUBLIC

3-8-22

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, the within bargainor, **Richard A. Lewis**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that said bargainor executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal this 17 day of January, 2019.

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: NOTARY PUBLIC

3-8-22

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, the within bargainor, **Robert C. Grant**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that said bargainor executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and seal this 17 day of January, 2019.

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: NOTARY PUBLIC

3-8-22

I OR WE HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$0.00~~ $50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this the 17 day of January, 2019.

MY COMMISSION EXPIRES:

3-6-22

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

WARNING

FAILURE TO PROMPTLY RECORD THIS DOCUMENT COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS.