Karen Johnson Davidson County
Batch# 201012 DEEDWARRSP
03/01/2019 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $2,013.64
20190301-0018762

Prepared by and return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
Chyme Properties, LLC 2831 Branstford Ave Nashville, TN 37204	SAME AS NEW OWNER	**Map and Parcel** 118-11-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Susan W. Nally, Trustee of The Nally Family Living Trust B dated February 16, 2001** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Chyme Properties, LLC.** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Witness my hand this 28th day of February, 2019.

Susan W. Nally, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **Susan W. Nally, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 28th day of February, 2019.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

My Commission Expires:

Notary Public

Affidavit of Consideration

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $544,228.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 28th day of February, 2019.

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

NOTARY PUBLIC

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 37, Block "C" on the Plan of Berry Hill Gardens Subdivision, of record in Plat Book 1130, Page 36 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan W. Nally, Trustee of The Nally Family Living Trust B dated February 16, 2001 by Deed dated November 10, 2016 from Susan W. Nally, Trustee of the Nally Family Living Trust dated February 16, 2001, recorded November 14, 2016, in Instrument Number 20161114-0119861, in the Official Records of Davidson County, Tennessee.

This is improved property known as 2829 Bransford Avenue, Nashville, Tennessee 37204.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Subject to all matters in the plan of record in Book 1130, Page 36 in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

2. Taxes and assessments for the year(s) 2019 and subsequent years, plus any penalties and interest which may accrue

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires