Karen Johnson Davidson County
Batch# 224483 DEEDWARRSP
05/01/2019 12:09:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190501-0040363

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Special Warranty Deed made on April 30th, 2019, by 705 4th Ave South Holding Company, LLC, a Tennessee Limited Liability Company, ("Grantor"), to The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County, ("Grantee").

Grantor, for valuable consideration, paid by Grantee to Grantor, the receipt of which is acknowledged, does grant and convey to Grantee and Grantee's successors and assigns forever, the following described property situated in Davidson County, Tennessee:

See attached Exhibit "A" Legal Description.

TO HAVE AND TO HOLD said property, together with all the estate and rights of Grantor and appurtences thereto (collectively, the "Property") in the above-described property as the fee owner thereof.

Grantor covenants with Grantee as follows:

1. That Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and the Property is free from all encumbrances other than those set forth below; and
2. That Grantor and Grantor's representatives and assigns will warrant and defend the Property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as of the date hereof as may affect the Property, all matters of survey and taxes and assessments for 2019 and subsequent years.

WITNESS the signature of the Grantor this 30th day of April, 2019.

705 4th Ave South Holding Company, LLC,
a Tennessee Limited Liability Company

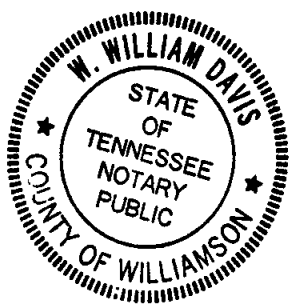
By: _____ Chief Manager
Suri Ramanna, Chief Manager

[Notary Blocks Follow on Next Pages]

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suri Ramanna, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of 705 4th Ave South Holding Company, LLC, a Tennessee Limited Liability Company and is authorized to execute this instrument on its behalf.

WITNESS my hand and official seal this 30th day of April, 2019.



NOTARY PUBLIC
My Commission Expires: 12/19/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

(Affiant)

Subscribed and sworn to before me, this 30th day of April, 2019.

NOTARY PUBLIC

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

My Commission Expires: _____

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
The Convention Center Authority Of the Metropolitan Government Of Nashville and Davidson County 201 Fifth Avenue South Nashville, TN 37203	New Owner Same	09314046800

EXHIBIT "A"
LEGAL DESCRIPTION:

TRACT 1: Land in Davidson County, Tennessee, being part of Lot No. 43 on the plan of Barrow Grove, as recorded in Book "S", pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 30 feet South of southeast Corner of the property conveyed to Hooper Jones by deed from Leon Gilbert, of record in Book 1085, page 633, Register's Office for Davidson County, Tennessee; thence westwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more or less, to the westerly margin of 4th Avenue South; thence with the westerly margin of same, northwardly 30 feet to the point of beginning.

TRACT 2: Land in Davidson County, Tennessee, being the southerly 24 feet of Lot No. 42 and the northerly 6 feet of Lot No. 43 in Barrows Grove Plan of Lots as of record in Book "S", pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee. Said southerly part of Lot No. 42 and the northerly part of Lot No. 43 together front 30 feet on the westerly side of 4th Avenue South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley.

TRACT 3: Land in Davidson County, Tennessee, being a lot in the Barrow Grove Addition to South Nashville, and described as follows: Beginning in the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 31 feet southwardly from Elm Street, and running southwardly with 4th Avenue South 40 feet, more or less, to Petit's northeast corner; thence at right angles to said westwardly 165 feet to an alley; thence northwardly with the eastern margin of said alley 40 feet more or less to Whorley's southwest corner; thence eastwardly with Whorley's south boundary line 165 feet to the beginning.

TRACT 4: Land in Davidson County, Tennessee, being part of Lot Nos. 41 and 42 on the Map of Barrow Grove, of record in Book "S", pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of 4th Avenue South, 70 feet more or less South of the southerly margin of Elm Street, being the southeast corner of the property conveyed to O. F. Kelting by deed from Minnie S. Platz et al, of record in Book 1283, page 272, Register's Office for Davidson County, Tennessee; thence along Kelting's south line westwardly 165 feet to the easterly margin of an alley; thence with margin of the same southerly 42 feet to the northwest corner of the property conveyed to Thomas William Vineyard by deed of record in Book 1315, page 12, Register's Office for Davidson County, Tennessee; thence along Vineyard's north line easterly 165 feet to the west margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the point of beginning.

Being the same property conveyed to Suri Ramanna by Special Warranty Deed from Bobby R. Deal, dated 12/18/2015 and filed for record on 12/21/2015 in Instrument Number 20151221-0127788, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to 705 4th Ave Holding Company, LLC, by Quitclaim Deed from Suri Ramanna, dated 12/19/2017 and filed for record on 12/29/2017 in Instrument Number 20171229-0132169, Register's Office for Davidson County, Tennessee.

This is improved property also known as 705 4th Avenue South, Nashville, Tennessee, 37210.

Map and Parcel: 09314046800