This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 230252 DEEDWARRSP
05/15/2019 02:59:30 PM 11 pgs
Fees: $58.00 Taxes: $2,701.00
20190515-0045894

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Riverside East Development, LLC 330 Commerce Street Suite 110 Nashville, TN 37201 ATTN: Patrick Poole	-same-	Map & Parcel: 072-15-0-281.00

S P E C I A L W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, (i) CYNTHIA P. SEWELL, an unmarried person, (ii) ANNA KATE C. STALLINGS, a married person, (iii) EQUITABLE TRUST COMPANY, Trustee of the AUGUSTUS STANFORD CANNON TRUST u/a dated March 2, 2015, (iv) EQUITABLE TRUST COMPANY, Trustee of the EMMELINE MAEVE CANNON TRUST u/a dated March 2, 2015, and (v) PENDLETON SQUARE TRUST COMPANY, LLC, Successor Trustee - JAMES ISAAC CANNON TRUST u/a dated March 2, 2015 (collectively the "Grantors") have this day bargained and sold, and do hereby convey, quitclaim and transfer to RIVERSIDE EAST DEVELOPMENT, LLC, a Tennessee limited liability company (the "Grantee"), its, successors and assigns forever, that certain real estate situated in Davidson County, Tennessee, described more fully as follows:

ALL that real estate described on the attached **Exhibit A**, the terms and conditions of which are hereby incorporated herein in their entirety.

THE subject property is subject to such matters affecting it as are described on the attached **Exhibit A.**

THE subject property was acquired by the Grantors by those instruments described on the attached **Exhibit A.**

ALL the terms and conditions of **Exhibit A** are hereby incorporated herein the same as though set forth herein verbatim.

THIS IS improved property known generally as 1527 Riverside Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its assigns and successors forever, and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as herein set out; and the Grantors do further covenant and bind themselves, their respective heirs, assigns and successors, to warrant and forever defend the title to the said land to the said Grantee, its assigns and successors, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors, each corporate entity acting through the duly authorized officer, has made this instrument, as of this the 10th day of MAY, 2019.

Cynthia P. Sewell
CYNTHIA P. SEWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, CLAIBORNE K. McLEMORE III Notary Public of this county, CYNTHIA P. SEWELL, the within named 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 for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2019.

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 3-3-2020

Anna Kate C. Stallings
ANNA KATE C. STALLINGS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, CLAIBORNE K. McLEMORE III, Notary Public of this county, ANNA KATE C. STALLINGS, the within named 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 for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2019.

Notary Public

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 3-3-2020

EQUITABLE TRUST COMPANY,
Trustee of the Augustus
Stanford Cannon Trust u/a
dated March 2, 2015

By: _____
Printed Name: Michael W. Ruehling
Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. McLEMORE III of the state and county mentioned, personally appeared MICHAEL W. REUHLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Equitable Trust Company, Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015, the within named bargainor, a corporation, and that he/she, as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of May, 2019.

_____
Notary Public

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 3-3-2020

EQUITABLE TRUST COMPANY,
Trustee of the Emmeline
Maeve Cannon Trust u/a
dated March 2, 2015

By: Michael W. Ruehling
Printed Name: Michael W. Ruehling
Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. McLEMORE III of the state and county mentioned, personally appeared MICHAEL W. RUEHLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Equitable Trust Company, Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015, the within named bargainor, a corporation, and that he/she, as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of May, 2019.

Notary Public

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 3-3-2020

PENDLETON SQUARE TRUST
COMPANY, LLC, Successor
Trustee - James Isaac Cannon
Trust u/a dated March 2, 2015

By: _____
Printed Name: Derrick Church
Title: President & COO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, Claiborne K. McLemore III of the state and county mentioned, personally appeared Derrick Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President & COO of Pendleton Square Trust Company, LLC - Company, Successor Trustee - James Isaac Trust u/a dated March 2, 2015, the within named bargainor, a corporation, and that he/she, as such President & COO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of May, 2019.

_____
Notary Public

CLAIBORNE K. McLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $730,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of May, 2019.

NOTARY PUBLIC

My commission expires:

9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Sharpe and Horne's Sixth (6th) Addition of record in Plat Book 332, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 14 fronts 141.5 feet on the southerly side of Porter Road and back 200 feet on the easterly line and 198 feet on the westerly line, with the easterly margin on Riverside Drive, to a dead line, measuring 98.5 feet thereon.

BEING the same property conveyed to Malcolm S. Poteat and wife, Mary Lewis Poteat, by Warranty Deed from Henry Powell and wife, Mildred G. Powell or record in Book 2862, Page 213, Register's Office for Davidson County, Tennessee, dated August 27, 1954 and recorded on March 15, 1958. The said Malcolm S. Poteat died June 23, 1981, leaving Mary Lewis Poteat as tenant by the entirety. The said Mary Lewis Poteat a/k/a Mary L. Poteat died testate on May 28, 1989, devising said property to her two (2) daughters, Sylvia P. Cannon and Cynthia P. Sewell in her Last Will and Testament of record in Docket No. 92854, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

BEING A portion of the same property conveyed to Cynthia P. Sewell and Sylvia P. Cannon, as equal tenants-in-common by Executor's Quitclaim Deed from Cynthia P. Sewell and Sylvia P. Cannon, Executors under the Last Will and Testament of Mary L. Poteat of record in Book 8603, page 935, Register's Office for Davidson County, Tennessee, dated March 2, 1992 and recorded on April 16, 1992. The said Sylvia P. Cannon died intestate on January 13, 2005, her probated estate appointed Claiborne K. McLemore III as Administrator of her estate as shown of record in Docket No. 05P-114, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

AND

BEING the same property conveyed to James M. Cannon and Anna Kate C. Stallings, as equal tenants-in-common by Administrator's Quitclaim Deed from Claiborne K. McLemore III, Administrator of the Estate of Sylvia P. Cannon of record in Instrument No 20060823-0103971, Register's Office for Davidson County, dated August 23, 2006 and recorded on August 23, 2006. The said James M. Cannon a/k/a James Malcolm Cannon died on June 23, 2008, his estate having been filed in Docket No 08P-1058, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Also see Order Appointing "Equitable Trust Company" as the Successor Trustee of

the James M. Cannon Family Trust dated August 25, 2003 of record in Docket No. 08P-1234, in the Probate Division of the Circuit Court for said County. Also see Order of record in Docket No. 09P-753, in the Probate Division of the Circuit Court for said County.

AND

BEING the same property conveyed to Equitable Trust Company, as Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015, Equitable Trust Company, as Trustee of the James Isaac Cannon Trust u/a dated March 2, 2015 and Equitable Trust Company, as Trustee of the Emmeline Maeve Cannon Trust u/a dated March 2, 2015 by Administrator's Quitclaim Deed from Michael M. Castellarin, as Administrator, c.t.a. for the Estate of James Malcolm Cannon of record in Instrument No 20170628-0065154, Register's Office for Davidson County, Tennessee dated June 20, 2017 and recorded on June 28, 2017. Also, see Order Regarding Motion to Approve and Accept Resignation of Trustee, and to Approve Appointment of Pendleton Square Trust Company, as Successor Trustee of the James Isaac Cannon Trust of record in Instrument No. 20171128-0121385, in said Register's Office and also of record in Docket No. 16P-298, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

This above described property is subject to:

1. Current year's property taxes, a lien but not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee.

3. Utility easements which benefit the subject property.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 660, in the Register's Office for Davidson County, Tennessee.

5. Right-of-way for Riverside Drive and Porter Road.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

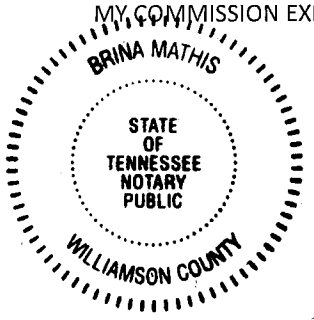
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).