Karen Johnson Davidson County
Batch# 234343 DEEDWARRSP
05/24/2019 09:27:30 AM 6 pgs
Fees: $33.00 Taxes: $5,180.00
20190524-0049278

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
1206 Gallatin Ave LLC c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200 Franklin, TN 37067	1206 Gallatin Ave LLC c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200 Franklin, TN 37067	Map/Parcel No. 083-01-1-037.00

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, **DISSER ENTERPRISES, INC.**, a Tennessee corporation (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **1206 GALLATIN AVE LLC**, a Tennessee limited liability company (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 (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of May, 2019.

GRANTOR:

DISSER ENTERPRISES, INC.,
a Tennessee corporation

By: _____
Name: Phillip Disser aka Philip Disser
Its: President

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Phillip Disser, the President of Disser Enterprises, Inc., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Phillip Disser, as such President.

Witness my hand and official seal this 22nd day of May, 2019.

My Commission Expires:
3/8/21

_____
Notary Public

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,400,000.00, 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 21 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 11-20-2022

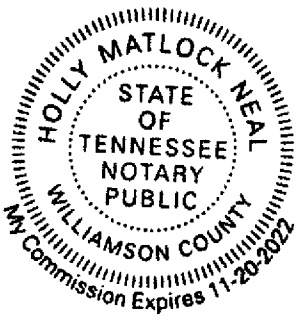


Exhibit "A"

Legal Description of Property

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot 2 on the plan of G.W. Gifford's Subdivision of 2.61 acres lot of record in Book 5190, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot 2 fronts 130.48 feet on the westerly side of Gallatin Road and extends back 230.25 feet with the southerly margin of an alley on the northerly line and 209.37 feet on the southerly line to a dead line measuring 105.73 feet thereon.

Being the same property conveyed to Disser Enterprises, Inc., by Warranty Deed from Phillip Disser and wife, Rosemary C. Disser, of record in Book 5481, Page 980, Register's Office for Davidson County, Tennessee, dated August 15, 1978 and recorded on August 14, 1979.

Being improved property also known as 1202 - 1206 Gallatin Avenue, Nashville, Tennessee 37206

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. All matters as shown on survey prepared by Kenneth D. Church, R.L.S. # 1004, Survey Manager, TTL, Nashville, TN dated February 8, 2018, Project No. 00190800339.00, including:

    a. all utility and drainage lines with poles, meters, valves, and other appurtenances;
    b. encroachment of chain link fence;
    c. encroachment of asphalt; and
    d. encroachment of building onto the subject property.

3. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 142, Register's Office for Davidson County, Tennessee.

4. Use Restriction of record in Book 5094, Page 451, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven Disser, 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.

Signature

State of Tennessee
County of Davidson

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

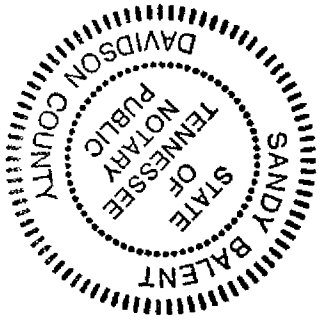
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

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

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

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).