Karen Johnson Davidson County
Batch# 238312 DEEDWARRSP
06/04/2019 09:44:01 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20190604-0053026

This Instrument Prepared By:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
SoBro Properties , LLC 11 Music Square East, Ste. 103 Nashville, Tennessee 37203	SAME	093 15 0 390.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARK THOMAS BRASFIELD**, an individual residing in Davidson County, Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **SOBRO PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at **1004 Fourth Avenue South, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of May, 2019.

Notary Public

My Commission Expires: _____

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

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 31 day of May, 2019.

GRANTOR:

Mark Thomas Brasfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31 day of May, 2019, before me personally appeared Mark Thomas Brasfield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal, at Office, as of the 31 day of May, 2019.

Notary Public

My Commission Expires:

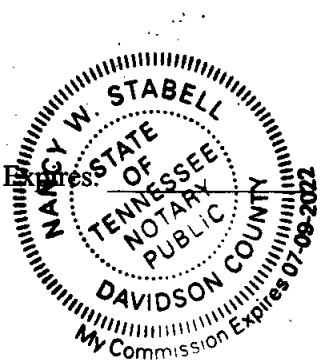


Exhibit A
Property Description

TRACT I:

Land in Davidson County, Tennessee, being the North 33 feet of Lot No. 86, on the Map

of Isaac Paul's Elysian Grove Lots, as shown on plat of record in Plan Book 1, Page 134, in the Chancery Court at Nashville, Tennessee to which plan reference is hereby made for a more particular description.

Said part of said lot fronts 33 feet on the East side of 4th Avenue South, formerly Cherry Street, and extends back between parallel lines 135 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being in the southerly half of Lot No. 84, on the Plan of Isaac Paul's Elysian Grove Lots, as of record in Plan Book 1, Page 134, in the Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more particular description.

Said part of Lot 84 fronts 25 feet on the easterly side of Fourth Avenue, South, formerly Cherry Street, and runs back between parallel lines 135 feet, more or less, to an alley.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Isaac Paul's Elysian Grove Lots, as of record in Plan Book 1, Page 134, in the Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more particular description.

Said Lot No. 85 fronts 50 feet on the easterly side of Fourth Avenue, South, formerly Cherry Street and runs back between parallel lines 136 feet, more of less, to an alley.

Being the same property conveyed to MARK THOMAS BRASFIELD, by Special Warranty Deed from PAMELA YOUNT WHITE AND MARGARET Y. REIS, CO-TRUSTEES OF THE TLY MARITAL TRUST, of record in Instrument Number 20150626-0061485, dated June 25, 2015, in the Register's Office for Davidson County, Tennessee.

Exhibit B
Exclusions

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

2. Matters shown on the Plan of record in Book 1, Page 134, Chancery Court, Nashville, Tennessee.