This Instrument Prepared By and
Upon Recording Return to:
Patrick A. Dunn, Esq.
Shapiro & Dunn, PLLC
4407 Bee Cave Road, Suite 113
Austin, Texas 78746

Karen Johnson Davidson County
Batch# 238674 DEEDWARRSP
06/04/2019 01:55:30 PM 6 pgs
Fees: $33.00 Taxes: $4,070.00
20190604-0053280

SPECIAL WARRANTY DEED

Name and Address of New Owner:	**Send Tax Bills To:**	**Parcel No.:**
Dickerson Road Investor LLC 1311 Woodland Street Nashville, TN 37206 Attn: Taylor B. Perkins	SAME	082-06-0-009.00 (829 Dickerson Pike); and 082-02-0-074.00 (835 Dickerson Pike).

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Fairfax)

ARELY MARTINEZ ESCOBAR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2021
COMMISSION # 7571798

The actual consideration or value, whichever is greater, for this transfer is One Million One Hundred Thousand and No/100 Dollars ($1,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of May, 2019.

Notary Public

My Commission Expires: 12/31/2021

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Strategic Options International, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Dickerson Road Investor LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 829 and 835 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject in all instances to the Permitted Encumbrances.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 30th day of May, 2019.

ARELY MARTINEZ ESCOBAR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2021
COMMISSION # 7571798

STRATEGIC OPTIONS INTERNATIONAL, LLC, a Tennessee limited liability company

By: _____
Myron Dowell, Member

State of ~~Tennessee~~ Virginia
County of ~~Davidson~~ Fairfax

Before me, a notary public of the state and county aforementioned, personally appeared Myron Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a member of Strategic Options International, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as member.

Witness my hand and seal, this 30th day of May, 2019.

_____
Notary Public

My commission expires:
12/31/2021

Exhibits

EXHIBIT A

PROPERTY DESCRIPTION

829 Dickerson Pike (MPN 082-06-0-009.00)

Land lying in Nashville, Davidson County, Tennessee being known as Lot Nos. 10, 11, 12 and 13 on the G.W. Thompson Place, being subdivision of the Orndorff Purchase of the Dr. V.S. Lindsley Addition, as of record in Plat Book 57, page 86, to which plat reference is hereby made for a more particular description thereof, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Strategic Options International, LLC from Property Investment of Nashville, Inc., a Florida corporation, by Warranty Deed of record in Instrument No. 201405220044144, in the Register's Office for Davidson County, Tennessee.

835 Dickerson Pike (MPN 082-02-0-074.00)

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of G. W. Thompson's Plan, being a Subdivision of the Orndorff Purchase of the Dr. V.S. Lindley Addition (erroneously referenced as J.W. Thompson's in prior deeds) of record in Plat Book 57, page 86, 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 fifty (50) feet on the Easterly side of North First Street, formerly Whites Creek Pike, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Strategic Options International, LLC, a Tennessee limited liability company from Jerry Cook, unmarried by Warranty Deed of record in Instrument No. 20151021010707 6, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.

2. Matters shown on plat of record in Book 57, page 86, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

