2nd

THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Paro South, LLC	BSameB	Tract 1: 083 09 0 178.00
625 Main Street		Tract 2: 083 09 0 177.00
Nashville, TN 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **GILBERT L. MACFADYEN III**, an individual **(the "Grantor")**, has bargained and sold and by these presents does hereby grant, transfer and convey unto **PARO SOUTH, LLC**, a Tennessee limited liability company **(the "Grantee")**, its successors and assigns, all of Grantor's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Edgefield Addition, as of record in Book 21, page 147, said Register's Office.

Being the same property conveyed to Gilbert L. MacFadyen III by Special Warranty Deed from the Metropolitan Development and Housing Agency dated May 11, 2000, of record in Instrument No. 20000601-0054728 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1106 Woodland Street, Nashville, Tennessee 37206.

TRACT 2: Being Lot No. 10 on the Map of East Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is mode for a more complete description.

Being the same property conveyed to Gilbert L. MacFadyen III by Quitclaim Deed from The Idea Hatchery, LLC dated June 6, 2019, of record in Instrument No. 20190624-0060667 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1108 Woodland Street, Nashville, Tennessee 37206. This is non-marital property but investment property only.

Karen Johnson Davidson County
Batch# 247302 **DEEDWARRSP**
06/24/2019 10:20:01 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00

20190624-0060667

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and any other matters of record, including, but not limited to the recorded plat of Edgefield of record in Book 21, page 147 in the Register's Office of Davidson County, Tennessee and Utility Easement of record in Instrument No. 20070302-0025753 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of June, 2019.

GRANTOR:

GILBERT L. MACFADYEN III

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $ 2,500,000.00.

AFFIANT

Sworn to and subscribed before me this 6th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, James C. Smith, a Notary Public in and for said County and State, personally appeared **GILBERT L. MACFADYEN III**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 6h day of June, 2019.

NOTARY PUBLIC

My Commission Expires: My Commission Expires

January 23, 2023

