Karen Johnson Davidson County
Batch# 249183 DEEDWARRSP
06/27/2019 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $2,516.00
20190627-0062135

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00

Affiant

Subscribed and sworn to me on June 24, 2019

NOTARY PUBLIC

My Commission Expires: 09-07-2021

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
pasifica investment llc 1501 Lebanon Pike Nashville, TN 37210-3202	Same as New Owner	096-10-0-252.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto PASIFICA INVESTMENT LLC, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, all of GRANTOR'S right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on EXHIBIT B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the GRANTEE, GRANTEE's successors and assigns, forever.

This is improved property known as 3125 Ironwood Dr., Nashville, TN 37214.

GRANTOR covenants that the Property is free from all encumbrances made or suffered by GRANTOR except to the extent otherwise set forth herein. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

[Signature and notary acknowledgment appear on the following page.]

WITNESS our hand on June 24, 2019.

The Metropolitan Government of Nashville and Davidson County, Tennessee

Kim McDoniel
Interim Director of Public Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of June 2019, before me, the undersigned Notary Public, personally appeared **Kim McDoniel**, known to me (or proved to me on the basis of satisfactory evidence), to be Interim Director of Public Property for the **Metropolitan Government of Nashville and Davidson County, Tennessee**, and who acknowledged that, she, being duly authorized, executed the foregoing instrument for the **Metropolitan Government of Nashville and Davidson County, Tennessee** in her capacity as Interim Director of Public Property.

Witness my hand and official seal, this 24 day of June 2019.

Notary Public
My Commission Expires: _____

My Commission Expires:
August 4, 2020

ANGELA D. DOSS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2020

EXHIBIT A
The Property

A certain tract or parcel of land in the Third Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the Southerly R.O.W. line of Ironwood Drive, said pin being the Northeast corner of Lot 637 Cloverhill Subdivision No. VIII, Book 2331, Page 10, R. O. D. C., Tennessee, and running South 58° 48' East 10 feet to a concrete monument in the Southerly R.O.W. line of Ironwood Drive; thence along said R.O.W. line around a curve having a radius of 300 feet, a distance of 166.86 feet to a concrete monument; thence South 24° 38' East 879.7 feet to a point; thence with a curve having a radius of 19.77 feet, 31.28 feet to a point; thence South 64° 42' West 179.7 feet to a point; thence along a curve having a radius of 548 feet, 382.55 feet to a point; thence North 75° 18' West 101.45 feet to a point; thence along a curve having a radius of 475.17 feet, a distance of 94.7 feet to a point, said point being 209.1 feet North of the Southeast corner monument of Cloverhill Subdivision, Section VII, Book 2133, Pape 92, R. O. D. C., Tennessee; thence North 3° 47' East 872 feet to a concrete monument, said monument being the Northwest corner of the property formerly owned by W. A. Cobb; thence North 87° 34' West 103.7 feet to a point, said point being the Southeast corner of Lot 637 Cloverhill Subdivision, No. VIII, Book 2331, Page 10, R. O. D. C., Tennessee; thence 187 feet along the Easterly line of Lot 637 to the point of beginning, containing 11.714 acres, more or less.

Being the same property conveyed to Davidson County Board of Education by Warranty Deed from H. H. Richardson, Trustee for J. R. Coarsey, A. H. Johnson and H. H. Richardson, recorded on the 14th day of July, 1955 in Deed Book 2440, Page 471, in the Register's Office of Davidson County, Tennessee.

Being further one of the Davidson County Board of Education properties falling under Section 9.14 of the Charter of the Metropolitan Government of Nashville and Davidson County, Tennessee, which provides: "All school property heretofore belonging to the County of Davidson and all school property belong to the City of Nashville shall belong to the Metropolitan Government of Nashville and Davidson County for the use and benefit of the board of education." In accordance with the provisions of Section 9.14 of the Charter of the Metropolitan Government of Nashville and Davidson County, Tennessee, Bill BL2019-1477 was passed on third reading by the Council of the Metropolitan Government of Nashville and Davidson County on February 19, 2019 and signed by Mayor David Briley on February 20, 2019, declaring the subject property surplus and authorizing and directing "the Director of Public Property or his designee to dispose of the Property in accordance with the Standard Rules and Regulations for the disposition of surplus property."

EXHIBIT B

Permitted Encumbrances

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6209, Page 470.

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY