Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: ALW-18-CDA-300

Karen Johnson Davidson County
Batch# 251358 DEEDWARRSP
07/02/2019 09:01:30 AM 6 pgs
Fees: $33.00 Taxes: $14,800.00
20190702-0064241

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson
MCKENZIE LAIRD OTTINGER LEACH, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Notary Public
My Commission Expires: 5/9/23

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
FFN3J, LLC 800 S. Wilson Blvd. Nashville, TN 37215	New Owner	082-09-0-419.00

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, **FRANK BLISS ALLEN,** an individual (the "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **FFN3J, LLC,** a Delaware limited liability company (the "**Grantee**"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property located at 1121 3rd Avenue North , Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds himself, his heirs, and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 25 day of June 2019.

GRANTOR:

By: _____
Frank Bliss Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **FRANK BLISS ALLEN**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he, the within named bargainor, executed the foregoing instrument for the purpose therein contained..

Witness my hand, at office, this 28th day of June, 2019.

_____
Notary Public
My Commission Expires: 1-3-2023

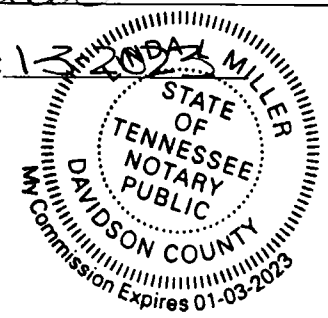


EXHIBIT A

Legal Description

Tract 1:
The following property description is by a survey of Dale & Associates, Inc., in September, 1986 and more particularly described as being a parcel of land situated in Nashville, Davidson County, Tennessee; said parcel being Parcels 419 and 420 as shown on Metro property Map 82-9 and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the westerly margin of 3rd Avenue North said point also being 124.00 feet south of the southwest corner of the intersection of 3rd Avenue North and Madison Street;

Thence, along said right-of-way of 3rd Avenue, thence South 27 deg. 40' 38" E, a distance of 99.93 feet to an iron rod;

Thence, leaving said right-of-way, S 62 deg. 19' 20" W, a distance of 174.98 feet to an iron rod situated in the easterly margin of a 15.0 foot wide alley;

Thence, along said alley, N 27 deg. 39' 35" W, a distance of 100.07 feet to an iron rod;

Thence, leaving said alley, N 62 deg. 22' 11" E, a distance of 174.95 feet to the point of beginning and containing 0.40 acres of land more or less.

BEING the same property conveyed to Frank Bliss Allen by deed from Angelo N. Formosa, being one and the same as Angelo M. Formosa, Jr. and wife, Carolyn Formosa of record in Deed Book 6627, page 133, Register's Office for Davidson County, Tennessee.

Tract 2:

Parcel 1:

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 3 on the Map of D. T. McGavock's First Addition as of record in Book 10, page 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 75 feet on the west side of Third Avenue North and runs back between parallel lines 185.4 feet to the center line of an alley.

Parcel 2:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Third Avenue North, formerly College Street, 100 feet northerly from the northerly margin of Jefferson Street, as widened, being the northeast corner of the westerly margin of said Avenue, northwardly 74 ½ feet to the southerly line of Lot No. 3, 177 feet 4 inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 80 feet, more or less, to a point 100 feet northerly from the northerly margin of Jefferson Street; thence eastwardly parallel with said Street 177 feet 4 inches, more or less, to the beginning.

BEING the same property conveyed to Frank B. Allen by deed from The Corenswet Family Trust by Robert E. Corenswet & Ellen B. Corenswet, Special Trustees of record in Book 10783, page 575, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

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

2. All matters shown on the plat of record in Book 10, Page 606, in the Register's Office for Davidson County, Tennessee.

3. That portion of the land embraced within the bounds of any public road or thoroughfare.

4. Rights of parties in possession not shown by the public record.

5. Matters shown on that ALTA/NSPS Land Title Survey of 300 Jefferson Street and 1121Third Avenue North dated June 21, 2019 by G. Scott Carter, TN RLS #2391, Clint Elliott Survey, as Project ID Jefferson St 300.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

