Karen Johnson Davidson County
Batch# 258504 DEEDWARRSP
07/18/2019 10:08:15 AM 5 pgs
Fees: $28.00 Taxes: $1,979.50
20190718-0070319

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
The Escape Game, LLC 508 East Iris Drive Nashville, TN 37204	Same	Map 118-7-A, Parcel 3.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Christie Marie Cardwell White and Charles Jeffery Cardwell, Co-Trustees of the Charles E. Cardwell Trust, dated December 20, 2013** (the "Grantor"), has bargained and sold, and by these presents does transfer unto **The Escape Game, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference, and any improvements thereon.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved real property known as 510 East Iris Drive, Unit C, Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

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

AND Grantor does further covenant and bind itself, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 15th day of July, 2019.

GRANTOR:

The Charles E. Cardwell Trust dated December 20, 2013

By: _____
Christie Marie Cardwell White, Co-Trustee

By: _____
Charles Jeffery Cardwell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Meghan E. Reed, the undersigned, a Notary Public in and for said County and State, the within named Christie Marie Cardwell White, Co-Trustee of The Charles E. Cardwell Trust dated December 20, 2013, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Co-Trustee of the Trust.

WITNESS my hand and Office seal this 15th day of July, 2019.

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Meghan E. Reed, the undersigned, a Notary Public in and for said County and State, the within named Charles Jeffery Cardwell, Co-Trustee of The Charles E. Cardwell Trust dated December 20, 2013, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Co-Trustee of the Trust.

WITNESS my hand and Office seal this 15th day of July, 2019.

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $535,000.

Affiant

Subscribed and sworn to before me
this 15th day of July, 2019.

Notary Public
My Commission Expires: _____

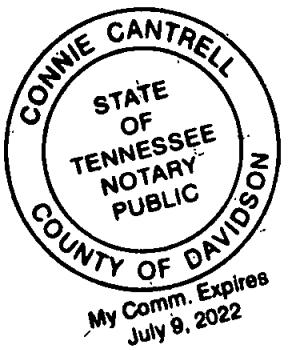


EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Unit "C" on the plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081 and amended as Instrument No. 20081230-0123702 in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "C" and together with a 30.97% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.

BEING the same property conveyed to Charles E. Cardwell, Trustee under the Revocable Trust Agreement of Charles E. Cardwell dated December 20, 2013, by deed of record as Instrument No. 20160425-0040123, said Register's Office, said Charles E. Cardwell having since deceased and Christie Marie Cardwell White and Charles Jeffery Cardwell have succeeded as trustees of said Charles E. Cardwell Trust.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and future years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1130, Page 36, said Register's Office.

3. Master Deed of record in Instrument No. 20070409-0042081 and Amended as Instrument No. 20081230-0123702, said Register's Office.

4. Restrictive covenants contained in an instrument of record in Book 1165, Page 627, and Book 1429, Page 672, said Register's Office.

5. Joint Construction and Access Easement of record as Instrument No. 20070511-0056545.

6. Restrictions as set out in Joint Construction and Access Easement of record in Instrument No. 20070511-0056545.