Karen Johnson Davidson County
Batch# 264265 DEEDWARRSP
07/30/2019 04:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20190730-0075129

This Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright, PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FROM: SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, Grantor

TO: JEFFREY C. JESSUP, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
JEFFREY C. JESSUP 6617 Valleypark Drive Nashville, TN 37221	Same as Owner	142-02-0A-300-00 CO

(STATE OF TENNESSEE)
(COUNTY OF Davidson)

The actual consideration for this transfer is FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26 day of July, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto JEFFREY C. JESSUP ("Grantee"), his heirs, representatives, successors and assigns, a certain unit in Nashville, Davidson County, State of Tennessee, on land more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 8122 Sawyer Brown Rd., Unit 210, Nashville, Tennessee 37221.

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

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, representatives, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 26th day of July, 2019.

GRANTOR:

SAWYER BROWN OFFICE CONDOS, G.P.,
a Tennessee general partnership

By: _____
Fred Zimmerman, Managing General Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Lori C. Carswell, a Notary Public of said County and State, personally appeared Fred Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of SAWYER BROWN OFFICE CONDOS, G.P., the within named bargainor, a Tennessee general partnership, and that as such Managing General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Sawyer Brown Office Condos, G.P., by himself as the Managing General Partner thereof.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 23rd day of July, 2019.

_____
Notary Public

My Commission Expires: 7/5/21

LORI C. CARSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Land in the 22nd Councilmanic of Davidson County, Tennessee, described as follows: Being Unit No. 210 of The Arlington at Williamsburg Office Park Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, page 735, and as amended in Book 8166, page 636, Book 10266, page 702 and Book 10398, page 879, Register's Office for Davidson County, Tennessee and as further amended by instruments designated as Supplement to the Master Deed of The Arlington at Williamsburg Office Park Condominiums, recorded in Instrument No. 20031003-0146673, said Register's Office, in Instrument No. 20041105-0133832, in Instrument No. 20180215-0014837, said Register's Office, and in Instrument Number _____201907300075128_____, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A" of said Amendment to the Master Deed of The Arlington at Williamsburg Office Park Condominiums. Reference is hereby made to the plat of The Arlington at Williamsburg Office Park Condominiums as Exhibit "A" of said supplement to the Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Sawyer Brown Office Condos, LLC, from George Gianikas, Trustee, by deed of record in Book 9559, page 723, as corrected by Deed of Correction of record in Book 9627, page 238, said Register's Office. The said Sawyer Brown Office Condos, LLC having since merged into Sawyer Brown Office Condos, G.P., a Tennessee general partnership, as evidenced by Certificate of Merger of record as Instrument No. 20000103-0000318, said Register's Office.

EXHIBIT B
ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 142-02-0A-300.00 CO.

Davidson County taxes for 2018, Map-Par. 142-02-0A-300.00 CO, $2,148.90, PAID.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Book 7900, page 131, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7860, page 964 as amended as Instrument No. 20040528-0062845, said Register's Office.

4. Master Deed of record in Book 8023, page 735, said Register's Office, and as amended in Book 8166, page 636, Book 10266, page 702, Book 10398, page 879, Instrument Number 20031003-0146673, Instrument No. 20041105-0133832, Instrument No. 20180215-0014837, and Instrument No. 201907300075128, said Register's Office.

5. Agreement for Dedication of Easement for Water Line of record in Book 7803, page 666, said Register's Office.

6. Right of Way Deed of record in Deed Book 2105, Page 441, said Register's Office.

True Copy Certification

I, N. Courtney Hollins, 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, Cassandra L. Anello, a notary public for this county and state, N. Courtney Hollins, 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: March 8, 2022
Notary' Seal (if on paper)

