Karen Johnson Davidson County
Batch# 274146 DEEDWARRSP
08/20/2019 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20190820-0083516

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1229 Martin Street, LLC 3605 Hoods Hill Road Nashville, Tennessee 37215 Attn: Jamison Monroe	Map/Parcel No. 10507010000	Same Address As New Owner
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROBERT ORRALL and wife, CHRISTINE ORRALL (collectively, the "Grantor"), have bargained and sold, and by these presents transfer and convey to 1229 MARTIN STREET, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located on 1229 Martin Street, Nashville, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Fidelity National Title Insurance Company
By: J Epps
Affiant

Subscribed and sworn to before me this 20th day of August, 2019.

Ashley Osgood
Notary Public
My Commission Expires: 11-9-2019

ASHLEY K OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this __ day of August, 2019.

GRANTOR:

ROBERT ORRALL

CHRISTINE ORRALL

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, CAVAN MCCANN, the undersigned, a Notary Public in and for said County and State, the within named ROBERT ORRALL, the bargainor, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of August, 2019.

Notary Public

My Commission Expires:
9/18/22

CAVAN MCCANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, CAVAN MCCANN, the undersigned, a Notary Public in and for said County and State, the within named CHRISTINE ORRALL, the bargainor, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of August, 2019.

Notary Public

My Commission Expires:
9/18/22

CAVAN MCCANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

EXHIBIT A

PROPERTY DESCRIPTION

A certain parcel of real estate located in Davidson County, Tennessee, and being described as follows, to wit:

Being Lot No. 1 on the Plan of Hagan & Merritt's Subdivision of Merritt Lands, as of record in Book 161, page 49, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the westerly side of Martin Street and runs back between parallel lines, with the southerly margin of an alley, 125 feet to an alley in the rear.

Being the same property conveyed to Robert Orrall and Christine Orrall, husband and wife, by Warranty Deed of record in Instrument No. 20110624-0048468, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2019, a lien, not yet due and payable.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX