SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,140,000.00. Affiant Subscribed and sworn to before me, this the 6th day of February, 2019. Notary Public My Commission Expires: 7-5-21

Karen Johnson Davidson County
Batch# 282729 DEEDWARRSP
09/09/2019 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $4,218.00
20190909-0090903

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Larry D. Glass 105-C Myrtle Street Glasgow, KY 42141	Map-Par. 131-12-4D-001.00 CO, 131-12-4D-002.00 CO, 131-12-4E-001.00 CO and 131-12-4E-002.00 CO	New Owner

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 which are hereby acknowledged, GREGG AND RAINS BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey a one half undivided interest to LARRY D. GLASS and wife, CHARLOTTE D. GLASS, as tenants by the entirety and a one half undivided interest to EVIN PAT VANN and wife, DARYL B. VANN, as tenants by the entirety, each one half interest being held as tenants in common (herein referred to as "Grantees"), their heirs, successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto.

This is unimproved property located at 1040 A, 1040 B, 1042 A and 1042 B Battery Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs, successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free

from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record.

GRANTOR FURTHER COVENANTS with the said Grantees and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs, successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 6th day of September, 2019.

GRANTOR:

Gregg and Rains Building Group, LLC,
a Tennessee limited liability company

By: _____
Alex Gregg, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of Gregg and Rains Building Group, LLC, the within named bargainor, and that he as such member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such member.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of September, 2019.

(SEAL)

_____
Notary Public

JACK STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1/3/22

{01946648.1 }

Exhibit A

Tract I

Land in Davidson County, Tennessee, being Unit Nos. A and B, on the Horizontal Property Regime for 1040 Battery Lane Townhomes, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181130-0117249, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion the same property conveyed to GREGG AND RAINS BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PAMELA LEE BEAZLEY, UNMARRIED, of record in Instrument No. 20180809-0078740, dated 08092018, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Unit Nos. A and B, on the Horizontal Property Regime for 1042 Battery Lane Townhomes, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181130-0117250, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion the same property conveyed to GREGG AND RAINS BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PAMELA LEE BEAZLEY, UNMARRIED, of record in Instrument No. 20180809-0078740, dated 08092018, said Register's Office.

Certificate of Authenticity

I, Jack F. Stringham II, 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, the undersigned, a notary public for this county and state, Jack F. Stringham II, 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: 7-5-21

