Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hither and Yonder Co., LLC 4037 Camberley St. Franklin, TN 37064 Attn: Shane Stenner	Map/Parcel No. 093-02-0 045.00	Same Address As New Owner
This instrument prepared by: Bell & Alexander Title Services, Inc., 8110 Isabella Lane, Ste. 200, Brentwood, Tennessee 37027		

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, 528 Third Avenue General Partners, a Tennessee General Partnership (collectively, the "Grantor"), have bargained and sold, and by these presents transfer and convey to Hither and Yonder Co., LLC, a Tennessee 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 528 3rd Avenue North, Nashville, Tennessee, 37201.

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.

Karen Johnson Davidson County
Batch# 283175 **DEEDWARRSP**
09/10/2019 09:01:55 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00

20190910-0091197

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me this 6th day of September, 2019.

Notary Public
My Commission Expires:

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 5th day of September, 2019.

GRANTOR:

528 Third Avenue General Partners, a Tennessee General Partnership
BY: Buckhead Investments, LLC

By: Alexander S. Fuqua, Chief Manager, Partner

STATE OF GA)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alexander S. Fuqua, Chief Manager of Buckhead Investments, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Partner of the within named bargainor, a General Partnership, and that he,, as such Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by the said Alexander S. Fuqua, Chief Manager of Buckhead Investments, LLC as such Partner.

Witness my hand and official seal this 5th day of September, 2019.

My Commission Expires:
Nov 2, 2020

Notary Public

)

TAYLOR WILLIAMS
Notary Public - State of Georgia
Fulton County
My Commission Expires Nov 2, 2020

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 5th day of September, 2019.

GRANTOR:
528 Third Avenue General Partners, a Tennessee General Partnership

Henry J. Abbott

BY: Henry J. Abbott, Partner

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry J. Abbott, 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 official seal this 5th day of September, 2019.

Donna G. Allen
Notary Public

My Commission Expires:
May 8, 2023

DONNA G. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of Lot No. 19 on the original town of Nashville, not of record, described as follows:

Beginning at a point on the easterly side of Third Avenue North, as widened, formerly College Street; 50 feet southerly from the southeast corner of Locust Street, and said Third Avenue North, Robert Elliott's southwest Corner; and running thence southerly, with the easterly side of said Third Avenue North, as widened, 30 feet more or less, to Dora Gleans' northwest corner; thence easterly, with her northern line, 119 1/2 feet, more or less, to an alley, thence northerly, with the westerly margin of said alley, 30 feet, more or less, to a point 50 feet southerly from the southerly side of Locust Street, Robert Elliott's southeast corner; and thence westerly with his southern line 119 1/2 feet, more or less, to the beginning.

Being the same property conveyed to 528 Third Avenue General Partners, a Tennessee General Partnership, by deed from Hostettler Realty, LLC, a Tennessee Limited Liability Company, and James A. Terrell, dated 10/15/2014, of record in Instrument No. 20141020-0096742, Register's Office for said County.

EXHIBIT B

PERMITTED ENCUMBRANCES

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