This instrument was prepared by:
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Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 288158 DEEDWARRSP
09/19/2019 10:31:30 AM 6 pgs
Fees: $33.00 Taxes: $6,484.62
20190919-0095175

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
6700 Charlotte Partners, LLC 3201 Trevor Street, Ste 200 Nashville, TN 37209	NEW OWNER	10200005600

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Bryan Lewis and Hilda M. Lewis, Trustees of the James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey unto **6700 Charlotte Partners, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of that tract or parcel of land located in Nashville, Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is improved property commonly known as 6682 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title, interest and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has a good right to sell and convey the same; and that the same is unencumbered, except for the encumbrances set forth on Exhibit B;

AND Grantor does further covenant and binds itself, its heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[The remainder of this page has intentionally been left blank, signatures to follow on next page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 18 day of September 2019.

GRANTOR:

James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012

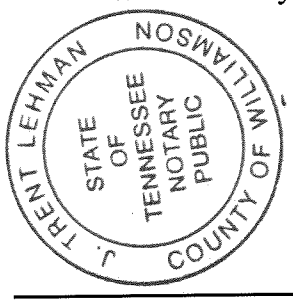
By: _____
James Bryan Lewis, Trustee

By: _____
Hilda M. Lewis, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared James Bryan Lewis and Hilda M. Lewis, Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012, and that they as such Trustees executed the foregoing instrument for the purposes therein contained with the authority to transfer and convey by themselves as trustee(s) under the said James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012.

WITNESS my hand and seal at office this ____ day of September 2019.



_____
Notary Signature

_____
Print Notary Name
My Commission Expires: 11/14/21

STATE OF TENNESSSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater for this transfer is $1,752,600.00

_____
Affiant

Subscribed and sworn to before me this the ____ day of September 2019.

_____
Notary Public

My Commission Expires: ____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this ____ day of September 2019.

GRANTOR:

James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012

By: _____
James Bryan Lewis, Trustee

By: _____
Hilda M. Lewis, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared James Bryan Lewis and Hilda M. Lewis, Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012, and that they as such Trustees executed the foregoing instrument for the purposes therein contained with the authority to transfer and convey by themselves as trustee(s) under the said James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012.

WITNESS my hand and seal at office this _____ day of September 2019.

_____
Notary Signature

_____
Print Notary Name
My Commission Expires:

STATE OF TENNESSSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater for this ~~transfer is~~ $1,752,600.00

_____
Affiant

Subscribed and sworn to before me this the 18 day of September 2019.

_____
Notary Public

My Commission Expires: Sept 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Property Description

BEING Lot No. 1 on the Plan of Tenneco West Meade Site, a resubdivision of part of Lot No. 4 on the Map of Mount Hickory, of record in Book 332, page 68, said plan being of record in Book 4470, page 92, described according to a survey of Barge, Waggoner, Sumner & Cannon, Engineers, dated June 23,1971, revised July 23, 1971, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Charlotte Pike (U.S. Highway 70-N, State Route 24) on the westerly side of an access road to West Meade Manor Apartments, said point being 50.41 feet southwesterly from the southwest corner of property conveyed to Union Oil Company, of record in Book 4076, page 921, Register's Office for Davidson County, Tennessee; thence, in a southwesterly direction with said margin of Charlotte Pike with a curve to the right, 171.72 feet to a point; said curve having a radius of 2824.79 feet, tangent distance of 85.89 feet, and central angle of 3° 28' 59" thence, leaving said margin of Charlotte Pike in a northwesterly direction, north 47° 25' west of 173.71 feet to the southerly line of the West Meade Manor Apartments; thence, in an easterly direction with said southerly line; north 47° 10' east, 170.00 feet to a point on the westerly side of an access road to said West Meade Manor Apartments; thence, with said westerly margin of access road in a southeasterly direction, 50 feet distant from and parallel to the west line of the Union Oil Company property, south 47° 25' east, 187.83 feet to the point of beginning, containing 30,780 square feet, or 0.71 acres, more or less.

Being the same property conveyed to James Bryan Lewis and Hilda M. Lewis, Co-Trustees of The James A. Lewis 2012 Irrevocable Trust u/a/d December 14, 2012, by Quitclaim Deed of record in Instrument No. 20121231-0120577, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of TCA Section 67-5-603 et seq.

3. Subject to all matters shown on the Plan of record in Plat Book 4470, Page 92, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book
5. 4520, Page 836, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance of record in Book 4621, Page 572, Register's Office for Davidson County, Tennessee.

7. Encroachment Easement of record in Book 6561, Page 90, Register's Office for Davidson County, Tennessee.

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