Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
KWI Properties, LLC 337 Hill Ave. Nashville, TN 37210	106-11-15.00	Same as New Owner
This instrument prepared by: udy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

Karen Johnson Davidson County
Batch# 290976 DEEDWARRSP
09/25/2019 02:31:43 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20190925-0097550

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, **MICHAEL J. MITCHELL AND WIFE, TERESA L. MITCHELL,** ("Grantor") has bargained and sold, and by these presents does transfer and convey to **KWI PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Resubdivision of Reserved Parcel "D' on the Recording of Interstate Park South, of record in Plat Book 4460, Page 106, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Mitchell and wife, Teresa L. Mitchell by Warranty Deed from G&C Investments, LLC, a Tennessee limited liability company, recorded April 26, 2012 in Instrument No. 20120426-0035652, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2019, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 4460, Page 106, Register's Office for Davidson County, Tennessee.
3) Lack of direct access to I-24, a controlled access highway from the premises in question, such right of access having been granted to the State of Tennessee, by deed recorded in Book 3072, Page 511, said Register's Office and so conveyed in Book 3435, Page 143, said Register's Office.
4) Matters disclosed on survey prepared by Cherry Land Surveying, dated February 27, 2012, signed by R. Scot Cherry, R.L.S. No. 1512, bearing Job Number 12043-MHC, last revised March 23, 2012.

STATE OF Tennessee

COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 23 day of Sept., 2019.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 6, 2020

This is improved property located at **328 Hill Ave., Nashville, TN 37210**

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 23rd day of September, 2019.

Michael J. Mitchell

Teresa L Mitchell By Michael J Mitchell Attorney In Fact

Teresa L. Mitchell by Michael J. Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL J. MITCHELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2019.

C. Loy Carney
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael J. Mitchell**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Teresa L. Mitchell** and acknowledged that he/she executed the same as the free act and deed of the said **Teresa L. Mitchell,** said Power of Attorney is recorded in Instrument No. 20190925-0097549, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 23rd day of September, 2019.

C. Loy Carney
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

NOTARY PUBLIC

My Commission Expires: