| SPECIAL WARRANTY DEED | Karen Johnson Davidson County<br>Batch# 290987 DEEDWARRSP<br>09/25/2019 02:38:14 PM 3 pgs<br>Fees: $18.00 Taxes: $6,012.50<br>20190925-0097565 |
|---|---|

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| Michael Mitchell<br>EMF Properties, LLC<br>1136 Cross Creek Dr.,<br>Franklin, TN 37067 | New Owner | 106-1-164.00 |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.** 19-06-15992

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Peter Dawkins and wife, Susan L. Dawkins** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mitchell Properties, LLC, a Tennessee limited liability company, with a 50% undivided interest and EMF Properties, LLC, a Tennessee limited liability company, with a 50% undivided interest**, (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

DAVIDSON

**Land in ~~Davison~~ County, Tennessee, being Lot No. 1 on the Plan of Diesel Power Subdivision of record in Plat Book 8250, Page 343, in the Register's Office Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Peter Dawkins and wife, Susan L. Dawkins from Jack W. Douglas and wife, Charlotte A. Douglas, by Special Warranty Deed of record in Instrument No. 20100803-0061110, Register's Office for Davidson County, Tennessee.**

**This is real property located on 90 Parris Avenue, Nashville, TN 37210.**

This conveyance is subject to the following:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. Easement as of record in Book 3770, Page 530, Book 3857 Page 591, Book 5205, Page 170, and Book 5205, Page 175, said Register's Office.

Return to:
[illegible] Title and Escrow, LLC
[illegible] Avenue South
[illegible] TN 37212
J-MM-19-90

3. Subject to all matters as disclosed on plat of record in Book 8250, Page 343, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $1,625,000.00.

Affiant

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

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantee's heirs and assigns, forever.

And Grantors does covenant with the said Grantees that Grantors is lawfully seized and possessed of said land and has a good right to convey it.

And Grantors does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, his heirs and assigns as against all persons claiming by, through or under Grantors, but no further or otherwise.

Witness my hand this 23 day of September, 2019.

Peter Dawkins

Susan L. Dawkins

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Peter Dawkins and Susan L. Dawkins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 25 day of September, 2019.

Logan CE Bell

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM