Karen Johnson Davidson County
Batch# 299978 DEEDWARRSP
10/11/2019 02:32:30 PM 6 pgs
Fees: $33.00 Taxes: $3,145.00
20191011-0104576

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2030 25TH Partners, LLC 3201Trevor Street, Suite 200 Nashville, TN 37209	081-06-0-336-00 081-06-0-331-00	Same
This instrument prepared by and after recording return to: Bradley Arant Boult Cummings, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

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, between John R. Cheadle, Jr. (the "Grantor"), as Receiver for Nashville Realty Holdings, LLC, pursuant to an order of the Chancery Court for Davidson County, Tennessee, in the matter of BOKF, N.A., d/b/a Bank of Oklahoma vs. The Crestview Care and Rehabilitation Center, LLC and Nashville Realty Holdings, LLC (Case Number: 18-563-I) , filed on August 27, 2019, has bargained and sold, and by these presents does transfer and convey to 2030 25TH Partners, LLC, a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made subject to all covenants and warranties contained herein. This is improved property located at 2030 25th Avenue North, Nashville, Tennessee 37208.

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.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me this 9th day of October 2019.

Notary Public

My Commission Expires: Sept. 06, 2022

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

4835-6539-6905.1

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, restrictions, conditions, easements and other matters of record except as set forth on Exhibit B attached hereto and incorporated herein by reference.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed as of October 9, 2019.

John R. Cheadle, Jr., Receiver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paloma Taylor, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John R. Cheadle, Jr., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Receiver for Nashville Realty Holdings, LLC, as appointed pursuant to an order of the Chancery Court for Davidson County, Tennessee, in the matter of BOKF, N.A., d/b/a Bank of Oklahoma vs. The Crestview Care and Rehabilitation Center, LLC and Nashville Realty Holdings, LLC (Case Number: 18-563-I) , the within named bargainor, and that he as such receiver, being authorized to do so pursuant to an Order of the Chancery Court for Davidson County, Tennessee, entered in Case Number: 18-563-I, executed the foregoing instrument for the purposes therein contained, by signing his name as receiver.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 9th day of October, 2019.

Notary Public

PALOMA R. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9.7.2020

My Commission Expires:

9.7.20

4835-6539-6905.1

EXHIBIT A

Land situated in Davidson County, Tennessee:

Being a part of Lot No. 17, as shown on the plan of J.B. and John Nichols Plan of Lots as of record in Deed Book 31, page 603, R.O.D.C., and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of a twelve-foot wide alley and the easterly right-of-way line of Twenty-Fifth Avenue North, said point also being S 02° 57' W, 130.43 feet from an iron pin at the southerly terminus of a curve return to the southerly right-of-way line of Clarksville Pike;

THENCE, with said southerly right-of-way line S 61° 16' E, 397.86 feet to a point;

THENCE, leaving said right-of-way line with the Westerly line of property conveyed to Albert Shaw, et ux, by deed of record in Book 6590, page 865, R.O.D.C., S 23° 13' W, 67.50 feet to a point in the northerly line of property conveyed to James L. Swett by deed of record in Book 8319, page 434, R.O.D.C.;

THENCE, with said line N 75° 24' W, 95.00 feet to a point;

THENCE, with the westerly line of said Swett property and property conveyed to William Rucker by deed of record in Book 7003, page 707, R.O.D.C., S 05° 32' W, 121.86 feet to a point in the northerly right-of-way line of an alley;

THENCE, with said right-of-way line N 78° 08' 30" W 239.23 feet to the point of intersection with theeasterly right-of-way line of Twenty-Fifth Avenue North;

THENCE, with said right-of-way line N 02° 57' E. 301.87 feet to the point of beginning.

Being the same property conveyed to Nashville Realty Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20160901-0092294, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2020, a lien, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4058, Page 490, in the Register's Office of Davidson County, Tennessee.

3. Any rights, easements, interests, or claims which may exist by reason of, reflected by, or disclosed on the ALTA/NSPS Land Title Survey prepared by Kenneth D. Church, TN RLS #1004, TTL, USA, dated July 3, 2019 and last revised September 23, 2019.

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