THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 305478 DEEDWARRSP
10/24/2019 11:33:30 AM 6 pgs
Fees: $33.00 Taxes: $12,580.00
20191024-0109135

30140-1B
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
705 4th Ave South Holding Company, LLC and RAJS LLC ATTN: Suri Ramanna 217 Ward Circle Brentwood, TN 37027-7517	New Owner	09208019400 09208019500 09208019600

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **RAK Properties Family, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **705 4th Ave South Holding Company, LLC, a Tennessee limited liability company and RAJS LLC, a Tennessee limited liability, as tenants in common** (hereinafter collectively referred to as the "**Grantees**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantees, their successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantees that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of October, 2019.

RAK Properties Family, LLC, a Tennessee limited liability company

By: _____
Name: Ronald D. Atkisson
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald D. Atkisson, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath acknowledged himself to be the Authorized Agent of RAK Properties Family, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

WITNESS my hand, at office, this 23 day of October, 2019.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

_____
Affiant

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

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Legal Description

Tract One

A tract or parcel of land in the 19th Councilmanic District of Davidson County, Tennessee lying north of Charlotte Avenue (Formerly Cedar Street) and between 13th Avenue North and the centerline of 14th Avenue North (now closed) in Nashville, Davidson County, Tennessee and being all of that certain tract described in a Warranty Deed from Erma Sender to Phillips Petroleum Company dated November 26, 1968, and also being all of that certain tract described in Warranty Deed from Frank Finkelstein et ux to Phillips Petroleum Company dated November 26, 1968, SAVE and EXCEPT a strip of land along the westerly side of the said Finkelstein tract, the said strip having been conveyed by Warranty Deed to the State of Tennessee by Phillips Petroleum Company and designated as Tract 92-5-192, 193, A-194-5 of Project I-40-4 (10) 208, the property hereby conveyed being more particularly described as follows:

Commencing at the intersection of the north line of Charlotte Avenue (Formerly Cedar Street) and the west line of 13th Avenue North in the City of Nashville; Thence along said north line S 61 degrees 26' 08" W 109.5 feet: Thence N 28 degrees 28' 13" W 45.36 feet to the southwest corner of the aforesaid Sender tract for the TRUE POINT OF BEGINNING of the herein described tract;

Thence N 28 degrees, 28.' 13" W 104.64 feet to the northeast corner of said Sender tract, being on the south line of an alley;

Thence with said alley like on an approximate bearing of S 61 degrees 27' W a distance of 160 feet to a point 15 feet easterly, measured along said alley line, from the centerline of 1411 Avenue North, now closed;

Thence S 28 degrees 28' 13" E, parallel with a 15 feet easterly from said centerline, 91.05 feet to the beginning of a left curve having a radius of 15 feet.

Thence with said left curve for an arc distance of 23.55 feet to a point on the north line of lands owned by the State of Tennessee.

Thence with said north lines N 61 degrees 34' 16" E 66.65 feet and N 60 degrees 16' 55" E 78.37 feet to the point of beginning containing 0.387 acres more or less.

Being the same property conveyed to Ronald D. Atkisson and wife, Karen A. Atkisson by deed from G.K.E. Enterprises, L.P., a Delaware Limited Partnership dated August 1, 2000, of recording in Instrument No. 20000901-0086627, Register's Office for Davidson County, Tennessee.

Tract Two

Land in Davidson County, Tennessee, being the westerly part of Lot No. 13 on the Map of The Unsold Lots of Samuel Watkins, deceased, of record in Plat Book 57, Pages 13, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 26.5 feet on the northerly side of Charlotte Avenue formerly Cedar Street and runs back between lines, 146 feet more less on the easterly line and 146 feet more or less on the westerly line, to the southerly margin of Shankland Alley, measuring 32 feet more or less thereon.

Except there has been condemned or taken away by the State of Tennessee in fee simple for Project I-40-4 (18) 208 from the above-described property, by the right of eminent domain, which before contained 4,275 sq. ft., the said part taken is described as follows and of record in Book 4414, page 620 Register's Office for Davidson County, Tennessee: Beginning at a point in the northerly margin of Charlotte Avenue, south 61 degrees 26 minutes 08 seconds west 83.00 feet from the intersection of the northerly margin of Charlotte Avenue and the westerly margin of 13th Avenue, as surveyed along the northerly margin of Charlotte Avenue, said point being the southeast corner of a tract of land conveyed to N.S. Holiday and wife, as of record in Book 2203, Pages 584, Register's Office for Davidson County, Tennessee, and the southwest corner of a tract conveyed to Frank Finkelstein, as of record in Book 3311, Page 52, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts, north 26 degrees 56 minutes 46 seconds west 52.91 feet to a point, said point being on an arc having a radius of 25 feet; thence westerly along said arc. Curving to the right, 19.12 feet to a point of tangency; thence south 60 degrees 16 minutes 55 seconds west 10.75 feet to a pint in the common line between said N.S. Holiday tract and a tract of land conveyed to Arthur Sender and wife, as of record in Book 2488, Page 432, Register's Office for Davidson County, Tennessee; thence the common line between the last two mentioned tracts, south 28 degrees 28 minutes 13 seconds east 45 .36 feet to appoint in the northerly margin of Charlotte Avenue; thence with the northerly margin of Charlotte Avenue and the southerly boundary of said N.S. Holiday tract, north 61 degrees 26 minutes 08 seconds east 26.50 feet to the point of beginning, containing 1,274 square feet, and over which there is the right of access.

Being the same property conveyed to Ronald D. Atkisson and wife, Karen A Atkisson by deed from Clark H. Tidwell and wife, Ann Dobson Tidwell, dated December 2, 2014, of recording in Instrument No. 20141203-0110926, Register's Office for Davidson County, Tennessee.

Tract Three

Land in the 19th Councilmanic District of Davidson County, Tennessee, known as Map 92-8, Parcel 196, and described according to a survey performed by Robert Dudley Smith, Jr., dated 3/21/83, (sic) as follows:

BEGINNING at an iron pin in the southeast corner of the Clark H. Tidwell Tract, as of record in Book 4405, Page 202, said Register's Office, said point being the southernmost point of the subject tract; thence following a curve in a northeasterly direction 12.44 feet to an iron pin; thence 77° 56' 38" W 1 foot to a point; thence following a curve having a radius of 1469.39 feet in a northerly direction a distance of 69.57 feet to a point; thence n 26° 56' 46" w 20.05 to a point; thence s 61° 26' 8" w 24.5 feet to a point, thence S 27° 55' 33" E 97.06 feet to the point of BEGINNING, said tract, containing 0.04 acres (1532 square feet), more or less.

Being the same property conveyed to Ron Atkisson and Karen Atkisson husband and wife, by deed from Arthur Lowen by deed dated January 16, 2015, of record in Instrument No. 20150122-0006119, Register's Office for Davidson County, Tennessee.

And further being all of the same property conveyed to RAK Properties Family, LLC by Quitclaim Deeds, dated December 22, 2016 from Ronald D. Atkisson and wife, Karen A. Atkisson and from Ron Atkisson and Karen Atkisson, husband and wife, of record in Instrument No. 20161228-0136549 (Parcel 194), Instrument No. 20161228-0136555 (Parcel 195) and Instrument No. 20161228-0136546 (Parcel 196), said Register's Office for Davidson County, Tennessee.

Ronald D. Atkisson being one and the same person as Ron Atkisson. Karen A. Atkisson being one and the same person as Karen Atkisson.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel Map 09208019400, 09208019500 and 09208019600.

3. All Matters as shown on the Plan of record in Plat Book 57, Page 13, Register's Office for Davidson County, Tennessee, as it pertains to all tracts.

4. Easements retained in the Metropolitan Council Bill No. 62-445 filed in the County Court Clerk's Office for Davidson County, Tennessee, as it pertains to all tracts.

5. Rights of The Lamar Companies under that certain Sign Location Lease dated January 22, 2015.

6. Lack of direct access to Interstate Highway 40, a controlled access highway.

7. Rights of access and slope easements contained in the Deeds to the State of Tennessee, of record in Book 4250, Page 323; Book 4600, Page 157; Book 4405, Page 202; Book 4414, Page 620 and Book 4279, Page 344, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

