# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 308010 DEEDWARRSP
10/30/2019 08:03:30 AM 5 pgs
Fees: $28.00 Taxes: $16,002.50
20191030-0111079

| Address of New Owner | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| 201 Alabama Circle<br>Coral Cables Florida 33134 | same | 076-01-0-138.00 |

This instrument prepared by Michael G. Tapp, 12611 Jones Road Ste 101, Houston, Texas 77070

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The actual consideration for this transfer is $4,325,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2019.

IRENE VIERA
MY COMMISSION # FF977404
EXPIRES March 31, 2020
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC
My Commission Expires: 3/31/20

STATE OF TENNESSEE '
' KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON '

THAT, **Norton Hermitage, LLC**, a Tennessee limited liability company, having a mailing address of 511 Union Street, Nashville, Tennessee, 37219 hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration to Grantor in hand paid by **6LA PARTNERS LLC**, a Florida limited liability company having a mailing address of 201 Alhambra Circle, Coral Gables, Florida 33134, hereinafter referred to as **Grantee**, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Davidson County, Tennessee, an improved property more particularly described on **Exhibit "A"** attached hereto and commonly known by its street address of 400 Tulip Grove, Hermitage, Tennessee 37076.

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and

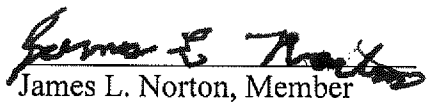
gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

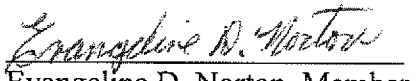
TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person claiming title by, under Grantor.

EXECUTED as of this 23 day of October, 2019.

**GRANTOR**

**Norton Hermitage, LLC**
a Tennessee limited liability company

By: 
James L. Norton, Member
Date: October 23, 2019.

By: 
Evangeline D. Norton, Member
Date: October 23, 2019.

*Notary acknowledgments follow*

Acknowledgments to Deed by Norton Hermitage, LLC

STATE OF ~~TENNESSEE~~ Ca

COUNTY OF ~~DAVIDSON~~ Eldorado

Before me, S Pace, Notary Public (name of notary of the state and county mentioned, personally appeared James L. Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be manager of Norton Hermitage, LLC, the within named bargainor, a Tennessee limited liability company and that such manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as manager.

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

Seal

S. PACE
Notary Public – California
El Dorado County
Commission # 2186076
My Comm. Expires Mar 10, 2021

Notary's Signature

My commission expires: 3-10-21

STATE OF ~~TENNESSEE~~ Ca

COUNTY OF ~~DAVISON~~ El Dorado

Before me, S Pace, Notary Public (name of notary) of the state and county mentioned, personally appeared Evangeline D. Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be manager of Norton Hermitage, LLC, the within named bargainor, a Tennessee limited liability company and that such manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as manager.

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

Seal

S. PACE
Notary Public – California
El Dorado County
Commission # 2186076
My Comm. Expires Mar 10, 2021

Notary's Signature

My commission expires: 3-10-21

after recording, return to:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Plat of Tulip Grove of record in Plat Book 9700, Page 930, in the Registrar's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,

Being the same property conveyed to Norton Hermitage, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20050114-0005338, Registrar's Office for Davisson County, Tennessee.

## Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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, Brina Mathis, a notary public for this county and
*Notary's Name*

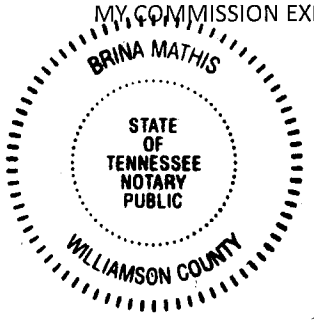
state, Heather Wood, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Brina Mathis
*Notary Signature*

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).