Karen Johnson Davidson County
Batch# 310000 DEEDWARR
11/04/2019 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20191104-0113134

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

31797-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Clay Street Commons, LLC Attn: Timothy J. Morris, Manager 6409 Kennedy Drive Chevy Chase, MD 20815	New Owner	08107049400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Boyce Davis, Jr.** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Clay Street Commons, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

A tract of LAND located in the County of Davidson, State of Tennessee described as follows:

Being all of Lot 1 on the Plat of Arthur H. Davies Property, of record in Plat Book 4470, page 66 (a resubdivision/recombination of the former lots 37, 38 and the northerly 24 feet of lot 36 on plat of the Thomas Woodard Subdivision, of record in Plat Book 2, Page 104) in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Boyce Davis, Jr., by deed dated October 18, 2001 from T.C. Jones and Sara Jane Jones, of record in Instrument No. 20011023-0115845, re-recorded in Instrument No. 20020508-0056452, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1919 9th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31 day of October, 2019.

Boyce Davis, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Boyce Davis, Jr., 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31 day of October, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

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

Notary Public
My Commission Expires: 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 08107049400. 2019 taxes have been prorated between the parties and paid as part of the closing.

2. All matters as shown on the Plan of record in Plat Book 4470, Page 66, Register's Office for Davidson County, Tennessee, a re-subdivision of Plan Book 2, Page 104, Chancery Court of Davidson County, Tennessee.

3. All Matters as shown on the ALTA/NSPS Land Title Survey of 1919, 1924 and 1928 9th Avenue North by Cherry Land Surveying, Michael H. Charette, Tennessee R.L.S. # 2048, dated October 8, 2019, last revised October 30, 2019 as Job 19146 CW.

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

