Karen Johnson Davidson County
Batch# 312990 DEEDWARRSP
11/07/2019 03:49:57 PM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20191107-0115361

RECORD & RETURN TO:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,800,000.00.

Affiant

Subscribed and sworn to me on November 4, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32542

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
4th Avenue Partners, LLC 330 Commerce Street, Suite 110 Nashville, TN 37201	NEW OWNER	09-30-20-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD MARVIN KELLY AND WIFE, MARY A. KELLY**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **4th AVENUE PARTNERS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

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

representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 4th day of November, 2019.

RONALD MARVIN KELLY

MARY A. KELLY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Paul Hinman, a Notary Public of said County and State, personally appeared Ronald Marvin Kelly and Mary A. Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained, by signing their names of their own free act and will.

Witness my hand and seal, this 6 day of November, 2019.

Notary Public, State of Tennessee

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT A
LEGAL DESCRIPTION

Certain real properly situate in Nashville, 1st Civil District, Twentieth Councilmanic District of Davidson County, Tennessee, being part of Lot D-1b Easterly shown on the resubdivision of Parcel "D-1" of record in Book 3106, page 9, Register's Office for Davidson County, Tennessee, and also being a triangular parcel of the Louisville and Nashville Railroad Company, as described in Book 3252, page 142, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Northerly right of way of Fourth Avenue North, said point being North 82°13'00" West, 111.41 feet from the Westerly end of a radius return into Third Avenue North, said point further described as being the Southwest corner of Lot D-1 a shown on said aforementioned resubdivision, same being deeded to Central Parking System, Inc; thence with said right of way of Fourth Avenue North, North 82° 13' 00" West, 160.90 feet to the Southwest corner of the herein described parcel, same being the Southeast corner of the parcel deeded to Landmark Television of Tennessee, Inc. of record in Book 8520, page 425, Register's Office for Davidson County, Tennessee; thence leaving said right of way at right angles, North 07° 47' 00" East, 107.08 feet to an iron pin in the southerly right of way of the CSX Transportation Railroad; thence with said railroad right of way North 62° 24' 00" East, 7.88 feet to an iron pin, being the Westerly point of Tract No, 1 of the parcel conveyed to the Louisville and Nashville Railroad Company of record in Book 3252, page 142, Register's Office for Davidson County, Tennessee; thence with the Northerly boundary of the herein described parcel, South 73° 55' 52" East, 85.65 feet to an iron pin, being the Northwest corner of the parcel deeded to said Central Parking System, Inc, of record in Book 5648, page 728, Register's Office for Davidson County, Tennessee; thence with the common boundary between said Central Parking System, Inc. and the herein described parcel, South 27° 17' 00" East, 121.34 feet to the Northerly right of way of said Fourth Avenue North, the point of beginning, containing 13,104 square feet or 0.30 acres, more or less.

Being the same property conveyed to Ronald Marvin Kelly and wife, Mary A. Kelly, by Warranty Deed of record in Instrument number 20130701-0067258 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2019, and all subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 9, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2735, Page 473, amended in 20070122-0008939 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.