Karen Johnson Davidson County
Batch# 313771 DEEDWARRSP
11/08/2019 01:42:46 PM 3 pgs
Fees: $18.00 Taxes: $4,634.25
20191108-0115770

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
528 Third Avenue Partners, et al. Attn.: Ally Fuqua 1181 Northmoor Court Atlanta, GA 30327	**528 Third Avenue Partners** Attn.: Ally Fuqua 1181 Northmoor Court Atlanta, GA 30327	MAP: 93-10 PAR: 225

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of $1,252,500, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John M. McDonald**, as trustee of **The CFM Investment Trust, Dtd. November 23, 2016**, as Grantor, by these presents does hereby quitclaim and convey unto **528 Third Avenue Partners**, a Tennessee general partnership, a 36% undivided interest, unto Henry J. Abbott a 32% undivided interest, unto Buckhead Investments LLC, a Tennessee limited liability company, a 32% undivided interest as tenants in common and as Grantees, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto and incorporated fully by reference.

TO HAVE AND TO HOLD and Grantor does covenant with Grantees that Grantor is well seized of the property, that Grantor has good right and title to convey the property. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This conveyance is of unimproved property known as 520 Lea Avenue, Nashville, TN 37203.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 8th day of November, 2019.

GRANTOR:

THE CFM INVESTMENT TRUST, DTD. NOVEMBER 23, 2016

By: _____
John M. McDonald
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **John M. McDonald, as trustee of The CFM Investment Trust, Dtd. November 23, 2016**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2019.

_____
Notary Public

My Commission Expires: 1-3-23

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $1,252,500.00.

_____
John M. McDonald, Trustee

Subscribed and sworn to before me, this 8th day of November, 2019.

_____
Notary Public

My Commission Expires: 1-3-23

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LAND BEING DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being part of Lots Nos. 12 and 13 on the Plan of the Barrow Grove Property, in South Nashville, and being more particularly described as follows:

Beginning at the Northeast corner of 6th Avenue, South, formerly High Street, and Lee Avenue, formerly South Union Street, being the Southwest corner of said Lot No. 13, thence with the Northerly margin of Lee Avenue Easterly 120 feet (erroneously shown as 129 feet in prior deed) to the Southwest Corner of a part of said lots formerly owned by S.M. Kingston; thence Northerly with the West line of said Kingston Lot to the South line of said Lot No. 12 formerly owned by Frances Towes; thence with the South line of said Towes Lot Westerly 100 feet (erroneously shown as 180 feet in previous deed) more or less, to the Easterly margin of 6th Avenue, South; thence with the Easterly margin of said Avenue Southerly 49 feet more or less to the beginning.

Being the same property conveyed to L. NEWWORTH (a/k/a LEOPOLD NEWWORTH), by deed from M.H. LEVY and W.R. LEVY, EXECUTOR'S OF THE ESTATE OF SARA LEVY, of record in Book 518, page 240, dated January 23, 1919, said Register's Office. L. NEWWORTH has since died intestate, leaving RUBY NEWORTH and EVELYN NEWORTH as his only heirs at law. See Affidavits of Heirship of record as Instrument Nos. 20191105-0114289 and 20191105-0114290.

EVELYN NEWORTH having subsequently died, leaving RUBY NEWORTH as her only heir at law. Affidavits of Heirship of record as Instrument Nos. 20191105-0114289 and 20191105-0114290.

RUBY NEWORTH having since died testate, devising said property to MARLANE LILIENTHAL by Last Will and Testament of record in Probate No. 00P-1643 Probate Office of Davidson County, Tennessee.

MARLANE LILIENTHAL conveyed said property to S. C. McDONALD, by Quitclaim Deed of record as Instrument No. 20040909-0109257, and by Re-Recorded Warranty Deed of record as Instrument No. 20040909-0109259, said Register's Office. S.C. McDONALD further conveyed said property to JOHN M. McDONALD, TRUSTEE of THE CFM INVESTMENT TRUST, DTD. NOVEMBER 23, 2016, by Quitclaim Deed of record as Instrument No. 20161123-0123960, dated November 23, 2016, said Register's Office.

NOTE: JUDY SMITH conveyed whatever interest she might have had in said property by deeds of record as Instrument No. 20040909-0109256, and 20040909-0109258, said Register's Office.

LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being part of Lots Nos. 12 and 13 on the Plan of the Barrow Grove Property, in South Nashville, and being more particularly described as follows:

Beginning at the northeast corner of 6th Avenue, South, formerly High Street and Lea Avenue, formerly South Union Street, being the southwest corner of said Lot No. 13, thence with the east margin of 6th Avenue South North 27 deg 11 min 00 sec West 51.25 feet to an iron pin; thence North 62 deg 30 min 30 sec East 91.63 feet to an iron pin; thence South 26 deg 28 min 48 sec East 113.15 feet to a mag nail in the north margin of Lea Avenue; thence North 82 deg 57 min 08 sec West 109.15 feet to the point of beginning. Containing 7,495.19 square feet or 0.17 acres.