Karen Johnson Davidson County
Batch# 316700 DEEDWARRSP
11/18/2019 10:44:03 AM 2 pgs
Fees: $13.00 Taxes: $10,175.00
20191118-0118516

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on November 15, 2019, by Stephen C. Crofford and Mary A. Parker, hereinafter, "Grantor" to 1230 2nd Ave Nashville, LLC, a Tennessee limited liability company, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Being Lot No. 24 and the northerly 30 feet of Lot No. 25 on the Map of Trimble's Addition to Nashville, of record in Book 19, page 220, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and that part of Lot No. 25 front together 80 feet on the easterly side of 2nd Avenue South, formerly Market Street, and run back between parallel lines 188.5 feet to a 20 foot alley.

Less and except all oil, gas, and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

Being also described as:

Property located in the 17th Councilmanic district of Nashville, Davidson County, Tennessee, being Lot 24 and the northerly 30 feet of Lot 25 on the Map of Trimble's Addition to Nashville, of record in Plat Book 19, page 220, Register's Office for Davidson County, Tennessee, also being shown as Parcel 289.00 on Davidson County Property Map 105-03, and being more particularly described as follows:

Beginning at a Survey Tack (Old) in the face of a brick wall on the easterly right of way of 2nd Avenue South (60' right of way), being the northwest corner of the property conveyed to Callie Lee of record in Instrument Number 20040428-0047935, Register's office for Davidson County, Tennessee; Thence, following the easterly right of way of 2nd Avenue south, North 27 degrees 12 minutes 38 seconds West, 80.08 feet to a Mag Nail (New), being the southwest corner of the property conveyed to Larry W. Buie of record in Deed Book 9128, page 518, Register 's Office for Davidson County, Tennessee; Thence, leaving the easterly right of way of 2nd Avenue South and following the southerly boundary of said Buie property, North 62 degrees 48 minutes 18 seconds East, 189.36 feet to an Iron Rod (Old) on the westerly right of way of Metro Alley No. 169 (20' right of way), being the southeast corner of said Buie property; Thence, leaving said Buie property and following the westerly right of way of Metro Alley No. 169, South 27 degrees 21 minutes 34 seconds East, 79.99 feet to an Iron Rod (Old), being the northeast corner of the aforementioned Lee property; Thence, leaving said alley and following the northerly boundary of said Lee property, South 62 degrees 45 minutes 33 seconds West, 189.56 feet to the point of beginning.

Containing 15,157 square feet or 0.35 acres.

Being the same property conveyed to Stephen C. Crofford and Mary A. Parker by Warranty Deed from New Hall Intermediaries, Inc., dated 04/27/2005 and filed for record on 04/28/2005 in Instrument Number 20050428-0047483, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1230 2nd Avenue South, Nashville, Tennessee, 37210.

Map and Parcel: 10503028900

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

Stephen C. Crofford

Mary A. Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen C. Crofford and Mary A. Parker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of November, 2019.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 12-19-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$2,750,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 15 day of November, 2019.

AFFIANT

(SEAL) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 12/19/20

Grantee(s) Name, Address:	Send Tax Statement To:
1230 Second Ave Nashville, LLC	New Owner
40 Wall Street, Floor 58	Same
New York, NY 10005	