THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 317551 DEEDWARR
11/19/2019 03:51:30 PM 5 pgs
Fees: $28.00 Taxes: $2,590.00
20191119-0119536

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Nashville Holdings, LLC 14070 Hwy 52 SE Chatfield, Minnesota 55923	New Owner	062-0-262

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Carrie C. Ellis
Affiant

Subscribed and sworn to before me, this the 18th day of November 2019.

Notary Public
My Comm. Expires: March 8, 2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

TRUITT C. ELLIS and CARRIE C. ELLIS, husband and wife, as to a 50% interest as a tenant in common, and KATHLEEN E. PENNINGTON, married, as to a 50% interest as a tenant in common,

hereinafter called "GRANTORS", have bargained and sold, and by these presents transfer and convey unto

NASHVILLE HOLDINGS, LLC, a Minnesota limited liability company,

hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit "A" hereto.

This is improved property known as 390 Ewing Drive, Nashville, Tennessee 37207.

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 GRANTORS covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said GRANTORS, but not otherwise, and except as set out in Exhibit "B" hereto.

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.

This is investment property and not the principal place of residence of KATHLEEN E. PENNINGTON or her spouse.

WITNESS our hand this 18 day of November 2019.

TRUITT C. ELLIS

CARRIE C. ELLIS

KATHLEEN E. PENNINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TRUITT C. ELLIS, 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 within instrument for the purpose therein contained.

WITNESS my hand, at office, this 18th day of November 2019.

Shannon D Walker
Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CARRIE C. ELLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 18th day of November 2019.

Shannon D Walker
Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KATHLEEN E. PENNINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 18th day of November 2019.

Shannon D Walker
Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Cross Roads Market, of record in Plat Book 3842, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion thereof described in the Warranty Deed of record in Book 10183, Page 181, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from JAMES A. CROSSMAN and MARY B. CROSSMAN to TRUITT C. ELLIS and CARRIE C. ELLIS, as to a 50% interest as a tenant in common, and KATHLEEN E. PENNINGTON, married, as to a 50% interest as a tenant in common, dated November 19, 2007, of record in Instrument No. 20071120-0135797, said Register's Office.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for roadways or public utilities that appear in the appropriate public record.

1. Davidson County General or special taxes and assessments required to be paid in the year 2020 and subsequent years;

2. Matters shown on the Plan of Cross Roads Market, as of record in Plat Book 3842, Page 106 Register's Office for Davidson County, Tennessee; and

3. Tenants in possession pursuant to unrecorded lease agreements.

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

