Karen Johnson Davidson County
Batch# 317927 DEEDWARR
11/20/2019 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $8,510.00
20191120-0120068

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Crowell Capital Partners, GP Attention: Mary Margaret Bourbeau and J. Frank Crowell III P.O. Box 41250 Nashville, Tennessee 37204	Tax Map Tax Map No. 94-09, Parcel 30	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Tony & Tina, LLC (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Crowell Capital Partners, GP, Tennessee, a Tennessee general partnership, (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF FANNIN

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00

Affiant

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

Notary Public

JOHN F JENKINS
Notary Public, Georgia
Fannin County
My Commission Expires
March 21, 2023

My Commission Expires: 03/21/2023

This conveyance of the Property is made subject to those matters shown on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 79 Willow Street, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 20 day of November, 2019.

GRANTOR:

TONY & TINA, LLC

By: _____
Name: Tony Davenport
Title: President

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF FANNIN

Personally appeared before me, a Notary Public, Tony Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of TONY & TINA, LLC, the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2019.

_____
Notary Public

My Commission Expires:
03/21/2023

JOHN F JENKINS
Notary Public, Georgia
Fannin County
My Commission Expires
March 21, 2023

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 34, 35, 36, 37, 38 and 39 on the Plan of Pageot's Fairfield Village Lots, as shown by Plat and Survey of record in Plat Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 312 feet on the southerly side of Willow Street, formally Sycamore Street, and extend back 171 feet along the westerly margin of Stanley Street to an alley in the rear.

Being the same property conveyed to the Grantor by Warranty Deed of record as Instrument No. 20150629-0062175, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019.
2. All matters shown of the plat of record in Plat Book 21, page 82, Register's Office for Davidson County, Tennessee.
3. Permanent Easement and Right-of-Way for Street Purposes and Right-of-Entry for Temporary Construction Purposes of record in Book 4698, page 757, Register's Office for Davidson County, Tennessee.
4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Brian A. McCain, RLS 2256, Southern Precision Land Surveying, Inc. on October 4, 2019, last revised November 15, 2019, designated Project No. 19-1567.
5. Rights of others in and to the alley contiguous to the land.
6. That portion of the land embraced within the bounds of any public road or thoroughfare.
7. Lease Agreement between the Owner and Miner, Ltd, a Texas limited partnership for a term expiring February 28, 2021 with two (2) Tenant options to renew for two (2) years each.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

