Karen Johnson Davidson County
Batch# 324812 DEEDWARRSP
12/04/2019 01:14:22 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20191204-0125106

SPECIAL WARRANTY DEED

This instrument prepared by
and when recorded return to:
Bradley Arant Boult Cummings, LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203
Attention: J. Thomas Trent, Jr.

Address New Owner:	Map Parcel Numbers:	Send Tax Bills To:
The Ernst Group, LLC 133 Indian Lake Road Suite 201 Hendersonville, TN 37075	Map-Par. 131-11-0-053.00	Same

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LITTLEJOHN HOLDINGS, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey to THE ERNST GROUP, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

MILADY HEUGAS NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Affiant

Subscribed and sworn to before me this 2nd day of December, 2019.

Notary Public

My Commission Expires: 7-3-2023

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B.

The Property is unimproved property located at 4600 Shy's Hill Road, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever. Grantor

covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 2nd day of December, 2019.

LITTLEJOHN HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Name: James H. Littlejohn
Title: Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, James H. Littlejohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a Manager of LITTLEJOHN HOLDINGS, LLC, a Tennessee limited liability company, the Grantor, and is authorized to execute this instrument on behalf of said partner acting on behalf of Tennessee limited liability company for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of December, 2019.

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Notary Public: _____
My Commission Expires: 7-3-2023

EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Plan of Section I, Seven Hills, of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B AND M VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JUDITH B. TANNER REVOCABLE LIVING TRUST DATED APRIL 7, 2014, of record in Instrument No. 20170922-0097492, dated September 15, 2017, said Register's Office.

Further being the same property conveyed to LITTLEJOHN HOLDINGS, LLC, by quitclaim deed from B AND M VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20190625-0061375, dated June 21, 2019, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Taxes for the current year, a lien, but not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 2249, page 192, amended in Book 9563, page 187, said Register's Office.
4. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.