Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Discover TN Home Offers, LLC 110 Glancy St., Ste. 106 Goodlettsville, TN 37072	034-01-0C-011.00-CO	~~Same as~~ New Owner 841 Iren Road Goodlettsville, TN 37072
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

SPECIAL WARRANTY DEED

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, **WELL FUTURE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **DISCOVER TN HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Unit 106, as shown on the Master Deed Establishing a Horizontal Property Regime of Glancy Square of record in Book 8793, page 328, as amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square of record in Instrument No. 20130717-0073849, Register's Office for Davidson County, Tennessee, and further amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square, an office condominium of record in Instrument No. 20160218-0015326, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Well Future Properties, LLC, a Tennessee limited liability company by Special Warranty deed from Glancy Partners, a Tennessee general partnership of record in Instrument No. 20180430-0040400 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2020, a lien, but not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 6200, Page 355, as amended in Plat Book 7900, page 454 and Book 11272, page 622 , Register's Office for Davidson County, Tennessee.
3) Subject to all matters shown on the Plan of record in Plat Book 421, Page 124, Plat Book 421, page 125, Plat Book 5210, page 66 (amended in Plat Book 6972, page 114 and in Plat Book 9858, page 14), Register's Office for Davidson County, Tennessee.
4) Easement of record in Book 4388, Page 583, in the Register's Office for Davidson County, Tennessee.
5) By-laws of record in Book 8833, Page 91, in the Register's Office for Davidson County, Tennessee.
6) Charter of record in Book 8793, Page 341, in the Register's Office for Davidson County, Tennessee.
7) Restrictions of record in Book 8793, Page 347, Book 8793, page 384, Book 8833, page 94, Book 8833, page 96, in the Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 325603 DEEDWARRSP
12/05/2019 01:12:47 PM 2 pgs
Fees: $13.00 Taxes: $429.95
20191205-0125694

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $116,202.00

Affiant

Subscribed and sworn to before me this 3rd day of Dec, 2019.

Notary Public
My Commission Expires: 10/24/23

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This is improved property located at **110 Glancy Street, Ste. 106 A & B, Goodlettsville, TN 37072**

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, 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 successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 3rd day of December, 2019.

Well Future Properties, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of WELL FUTURE PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 3rd of December, 2019.

Notary Public

My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020