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.

Karen Johnson Davidson County
Batch# 336607 DEEDWARRSP
12/31/2019 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $6,586.00
20191231-0134714

Address New Owner:	Map Parcel Numbers:	Send Tax Bills To:
Royer Properties, LLC 5112 Walnut Park Dr. Brentwood, Tennessee 37027 Attn: Ken Royer	10412009100	Same as Owner

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, **1935 Partners**, a Tennessee general partnership (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Royer Properties, 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, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$1,780,000.00~~.

Affiant

Subscribed and sworn to before me this 30th day of December, 2019.

Notary Public

My Commission Expires: 5-25-20

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

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 improved property located at 2004 21st Ave., Nashville, Tennessee.

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 19th day of December, 2019.

1935 Partners, a Tennessee general partnership

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

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 an authorized Partner in 1935 Partners, a Tennessee general partnership, the Grantor, and that he is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand, at office, this 19th 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

LEGAL DESCRIPTION OF PROPERTY

Being a tract of land located in Nashville, Davidson County, Tennessee, being Lot 3 on the Plan of Calhoun Subdivision as recorded in Plat Book 161, Page 156 in the Register's Office of Davidson County, Tennessee (RODC). Tract being more particularly described as follows:

Said Lot No. 3 fronts 50 feet on the easterly side of 21st Avenue South, and runs back between lines 165 feet, more or less, to an alley.

Being the same property conveyed to Grantor by Deed of record at Book 11075, page 709, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the current year and subsequent years.
2. All matters shown on plat(s) of record in Book 161, page 156, in the Register's Office of Davidson County, Tennessee.

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:

