SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 338693 DEEDWARRSP
01/06/2020 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20200106-0001254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $3,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Jan, 2020.

Notary Public

MY COMMISSION EXPIRES: Nov 8, 2021
(AFFIX SEAL)

DARLA HYSMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

File No.: ALW-18-CDA-1414

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FFN1414, LLC, a Delaware limited liability company	NEW OWNER	
(NAME) **P.O. Box 150204**	(NAME)	**082 09 0 125.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ROY GLENN GOODWIN, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said FFN1414, LLC, a Delaware limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the same property conveyed to Roy Glenn Goodwin by Warranty Deed from Teresa Rogers in Instrument Number 20140219-0014284, Register's Office for Davidson County, Tennessee.

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of McGavock City Park, as of record in Book 57, Page 101, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the Easterly side of Third Avenue North and extends back between parallel lines 137 1/2 feet to an alley.

For assessment and mapping purposes, McGavock City Park Lot No. 3 is explicitly included within Map 82-9, Parcel 125 more specifically known as 1414 Third Avenue North, Nashville, Tennessee 37208. It is the intent of this conveyance for Lot 3 to remain as part of one contiguous parcel, consisting of Lots 3-8 on the Map of McGavock City Park and known as Map 82-9, Parcel 125.

TRACT 2:

Being Lot Nos. 4, 5, 6, and 7 in the subdivision of the McGavock City Park Lot, as of record in Book 57, Page 101.

Said Lot No. 4 fronts 50 feet on the Easterly side of Third Avenue North and extends back between parallel lines, 137 1/2 feet to an alley.

Said Lot Nos. 5 and 6 adjoin and front together 100 feet on the Easterly side of Third Avenue North and run back between parallel lines, 137 1/2 feet to an alley.

Said Lot No. 7 fronts 50 feet on the Easterly side of Third Avenue North and extends back between parallel lines, 137 1/2 feet to an alley.

TRACT 3:

Being Lot No. 8 in the subdivision of the McGavock City Park Lot, as of record in Book 57, Page 101.

Said Lot No. 8 fronts 50 feet on the Easterly side of Third Avenue North, formerly College Street, and runs back between parallel lines 137 1/2 feet to an alley.

This is improved property, known as *1414 3RD AVENUE NORTH, NASHVILLE TN 37208*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of January, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ROY GLENN GOODWIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY GLENN GOODWIN, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of January, 2020.

Notary Public
My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

