THIS INSTRUMENT PREPARED BY: **Brandi Norred Maiorino, Esq.** **MAYNARD COOPER & GALE, PC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE Taxes Paid COUNTY OF DAVIDSON #20191126-0122338 The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00. Affiant Subscribed and sworn to before me, this 26th day of November, 2019. Notary Public My Commission Expires: 4-27-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 338750 DEEDWARRSP
01/06/2020 09:45:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200106-0001348

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Rocco, LLC 311 22nd Avenue North Nashville, TN 37203	New Owner	Map 92-11 Parcel 258

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jack Freeman**, a married individual resident of the State of Tennessee ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Rocco, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **311 22nd Avenue North, Nashville, Davidson County, Tennessee 37203**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 22 day of November, 2019.

By: _____
Jack Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Jack Freeman** with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of November, 2019.

_____
Notary Public
My Commission Expires: Sept. 6, 2022

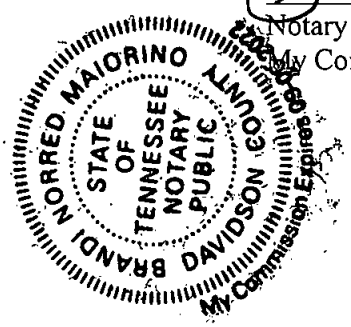


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 15, being part of Block "4" Division "B" on the Plan of Murphy Land Company, as of record in Plat Book 161, Page 126, Register's Office for said County, described as follows:

Said property fronts 70 feet on the Westerly side of 22nd Avenue, North, and runs back between parallel lines with the south margin of Patterson Street, 174-3/4 feet to an alley.

Being the same property conveyed to Jack Freeman, married by Warranty Deed of record in Book 8009, Page 482, Register's Office for Davidson County, Tennessee, and Re-recorded in Book 9020, Page 767, in said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Matters shown on Survey No. 219-093, prepared by Patrick S. Coode, TN RLS #855, of Patrick Coode and Company, LLC, dated November 19, 2019.

2. Property taxes for the year 2019 and subsequent years, a lien due and payable, but not delinquent.

3. All matters shown on the Plan of record in Plat Book 161, Page 126, Register's Office of Davidson County, Tennessee.