Karen Johnson Davidson County
Batch# 345263 DEEDWARRSP
01/17/2020 03:43:30 PM 6 pgs
Fees: $33.00 Taxes: $3,256.00
20200117-0006583

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Steamatic of Nashville Real Property Holdings, LLC c/o John Lyng Group Limited 1 Williamson Road Doncaster, VIC 3108	Same	10516006500

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 which are hereby acknowledged, **JOE T. ROLAND**, an individual (the "Grantor"), has bargained and sold, and hereby transfers and conveys to **STEAMATIC OF NASHVILLE REAL PROPERTY HOLDINGS, LLC,** a Florida limited liability company, and its successors and assigns (the "Grantee"), certain real property in Dickson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2219 Dunn Avenue, Nashville, Tennessee.

Said property is conveyed subject only to the matters described on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds himself and his heirs and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Mary A. Roland hereby joins in the execution of this conveyance, as the spouse of the Grantor, for the purposes of conveying any interest she may have in and to the property.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor and Mary A. Roland have executed this instrument this 17 day of January, 2020.

JOE T. ROLAND

MARY A. ROLAND

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Joe T. Roland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of January, 2020.

Notary Public

ASHLEY JIRIK NOTARY PUBLIC EXPIRES TENNESSEE Mar 1, 2023 SUMNER COUNTY

My Commission Expires: 03/01/2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Mary A. Roland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of January, 2020.

Notary Public

ASHLEY JIRIK NOTARY PUBLIC EXPIRES TENNESSEE Mar 1, 2023 SUMNER COUNTY

My Commission Expires: 03/01/2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $880,000.00.

Affiant

Sworn to and subscribed before me this 17 day of January, 2020.

Notary Public

My Commission Expires:

7/3/23

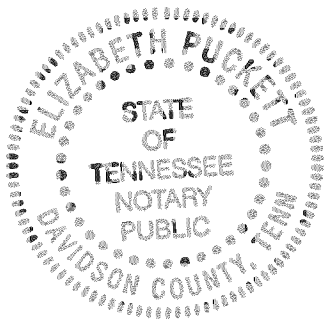


Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 2 on the plan of Chapman-Gurley Subdivision of record in Book 8250, page 970, 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 Joe T. Roland, of record in Instrument No. 200005010042583, in the Register's Office for Davidson County, Tennessee.

Exhibit B

1. Taxes and assessment for the year 2020, and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Book 8250, Page 970, in the Register's Office of Davidson County, Tennessee.

27626677.1

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, 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: 3/3/2020

Notary Seal:

