(3)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-45240

Karen Johnson Davidson County
Batch# 346299 DEEDWARRSP
01/22/2020 12:59:30 PM 6 pgs
Fees: $33.00 Taxes: $6,798.75
20200122-0007965

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR PLC (CBRJR)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Thrive Van Buren, LLC 500 Amsterdam Avenue NE Suite M Atlanta, Georgia 30306 Attn: Christopher Rudd, Managing Member	New Owner	Map 82-05 Parcel 133

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,837,500.00.

AFFIANT

Subscribed and sworn to before me this 21 **day of January, 2020.**

Notary Public

My Commission Expires: 2-21-22

WILLIAMSON COUNTY
KIMBERLY D HICKS
NOTARY PUBLIC
TENNESSEE
STATE OF

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged CASON A. DICKINSON who is also known as CASON DICKINSON ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto THRIVE VAN BUREN, LLC, a Georgia limited liability company ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 1500 Second Avenue, North, Nashville, Tennessee 37208.

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

covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signature and Acknowledgment on Following Page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 14th day of January, 2020.

GRANTOR:

CASON A. DICKINSON who is also known as CASON DICKINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named CASON A. DICKINSON who is also known as CASON DICKINSON, 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.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 14th day of January, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-3-22

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

EXHIBIT "A"

THE PROPERTY

LAND in Davidson County, Tennessee, being Lot Nos. 90, 91, 92 and the southerly part of Lot No. 93 in Subdivision of McGavock City Park Lots, of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee ("RODC"), and part of Alley No. 222 that was closed by Ordinance No. BL2007-7, Metropolitan County Clerk's Office ("MCCO"), described as follows:

BEGINNING at a point at the northeast corner of McGavock Street and Second Avenue North; running thence eastwardly with the northerly margin of McGavock Street 174.8 feet to the westerly margin of a 16 foot alley; thence, northwardly with the margin of said alley, 160.1 feet to a point 20 feet from the center line of the L & N Railroad; thence, westwardly parallel with and 20 feet from the center line 174.8 feet to the easterly margin of said Second Avenue North; thence, southwardly with the easterly margin of said avenue, 155.66 feet to the point of beginning.

TOGETHER with the westerly half of that portion of Alley #222 which adjoins the above described property and which was closed by Ordinance No. BL2007-7, MCCO.

BEING the same property conveyed to 8863, LLC by Special Warranty Deed from H. G. Hill Realty Company, of record in Instrument No. 20011220-0140526, dated December 19, 2001, RODC. The said property was further divested out of 8863, LLC and vested in Cason Dickinson by Final Decree Confirming Sale in Instrument No. 20100125-0006307 and Order in Instrument No. 201107140053878, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County, Tennessee taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Book 57, page 101, in the Register's Office of Davidson County, Tennessee.

3. Easements as set forth in Deeds of record in Book 1149, page 448 and in Instrument No. 20112200140526, Register's Office for Davidson County, Tennessee.

4. Easements as set forth in Ordinance No. BL2007-7, as recorded in the Metropolitan County Clerk's Office.

5. Location of railroad tracks/spurs on the land, and the rights of the railroad company servicing the railroad siding located on the land, in and to the ties, rails, and other properties constituting said railroad siding, and any rights to the use thereof.

6. Rights of the Railroad Company to expand its right of way to its full charter width.

7. Rights of Sunbelt Rentals, Inc., under an unrecorded lease dated July 30, 2012, between Grantor and Trench Safety and Supply, Inc., as amended and assumed.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

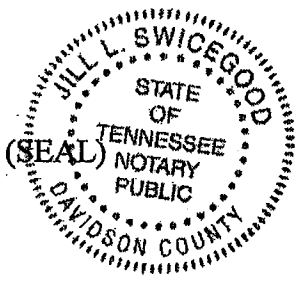
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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