This Instrument Was Prepared By:
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Attorneys At Law
P.O. Box 11187
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 348328 **DEEDWARRSP**
01/24/2020 12:49:46 PM 5 pgs
Fees: $28.00 Taxes: $610.50
20200124-0008891

Address New Owner & Send Tax Bills To:

Leon Benjamin Metz, III
655 5th Street #6
San Francisco, CA 94107

Map/Parcel 09204001500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Allison Eleanor Nicholas Metz, Executrix Of The Estate Of Violet M. Nicholas** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Leon Benjamin Metz, III** (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 23rd day of January, 2020.

Allison Eleanor Nicholas Metz,
Executrix Of The Estate Of
Violet M. Nicholas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2020.

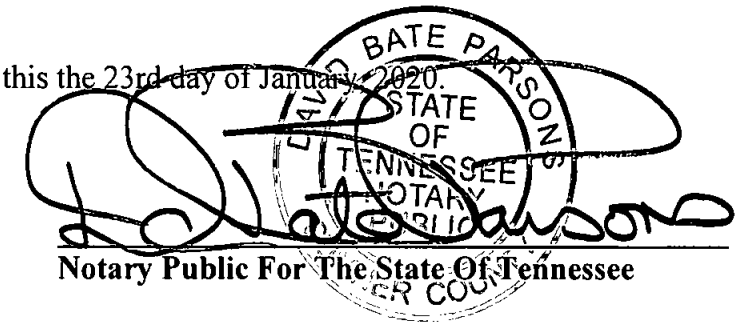
DAVID BATE PARSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: April 18, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Allison Eleanor Nicholas Metz, Executrix Of The Estate Of Violet M. Nicholas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as such executrix, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 23rd day of January, 2020.



Notary Public For The State Of Tennessee

My Commission Expires: April 18, 2022

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being the easterly part of Lot 198 on the Plan of Thomas Harding's Second Addition to Nashville, as of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 30 feet on the southerly side of Meharry Boulevard, formerly Harding Street and runs back between parallel lines 107 feet to a dead line.

Derivation

Being part of the same property conveyed to Violet M. Nicholas by quitclaim deed from Dr. Allison Eleanor (Nicholas) Metz, trustee of the Dr. Philip A. Nicholas and Violet M. Nicholas Revocable Living Trust Dated November 17, 1994, of record as Instrument No. 20110824-0065540, Register's Office for Davidson County, Tennessee, as corrected by quitclaim deed of correction, of record as Instrument No. 20190116-0004608, Register's Office for Davidson County, Tennessee. Violet M. Nicholas is now deceased, and Allison Eleanor Nicholas Metz is the Executrix of the Estate of Violet M. Nicholas. Under the last will and testament of Violet M. Nicholas, which is of record in the office of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 18P1504, the Executrix is given the power to sell the real property of the Estate without the approval of any court and without the necessity of joinder of any beneficiaries under the will.

Also being part of the same property conveyed to Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, as equal tenants in common, by deed from Allison Eleanor Nicholas Metz, Executrix of the Estate of Violet M. Nicholas, of record as Instrument No. 20190204-0010299, Register's Office for Davidson County, Tennessee, and then conveyed back to Allison Eleanor Nicholas Metz, Executrix of the Estate of Violet M. Nicholas, by deed from Allison Eleanor Nicholas Metz and Gertrude Elaine Nicholas Brooks, of record as Instrument No. 20190318-0024436, Register's Office for Davidson County, Tennessee

Property Address

This is improved property commonly known as 1505 Meharry Boulevard, Nashville, Tennessee 37208.

Exhibit B

Exceptions

1. All matters shown on the Plan of Thomas Harding's Second Addition to Nashville, of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

2. Easements for utilities serving the premises herein described.

3. Title to the portion of the premises within the boundaries of any roads.

4. 2020 Davidson County property taxes, a lien, but not yet due and payable.