Karen Johnson Davidson County
Batch# 348432 DEEDWARRSP
01/24/2020 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $5,466.82
20200124-0009052

ADDRESS NEW OWNER: Daniel McVicker, Jr.
Susan McVicker
5344 Stanford Drive
Nashville, TN 37215

SEND TAX BILL TO: Bank of England
P.O. Box 3490
Little Rock, AR 72203

MAP-PARCEL NOS. 131-13-0-023.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Daniel McVicker, Jr., a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Resubdivision of Parts of Lot 13 and 14 on the Revised Plan of Westwood, as of record in Plat Book 974, Page 14, revised in Plat Book 4060, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, from Daniel N. McVicker and Susan McVicker, husband and wife, by Warranty Deed recorded on April 24, 2018, in Instrument No. 20180424-0038536, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5344 Stanford Drive, Nashville, TN 37215.

Said property is being conveyed "AS-IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been paid and assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 974, Page 14, as revised in Plat Book 4060, Page 157, Register's Office for Davidson County, Tennessee.(3) Limited Power of Attorney executed by Joseph Kent Carter, Trustee, Integrity Properties Trust, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20171016-0106023, said Register's Office.(4) Limited Power of Attorney executed by Joseph Kent Carter, Trustee, SRGTN Trust, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20171016-0106024, said Register's Office.(5) Durable Limited Power of Attorney executed by Joeseph Kent Carter, Trustee of the SRGTN Trust, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20190805-0077455, said Register's Office.(6) Durable Limited Power of Attorney executed by Joseph Kent Carter, Trustee of the Integrity Properties Truste, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20190805-0077454, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that is has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of January 2020.

Exit Properties General Partnership, a Tennessee general partnership, Seller

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Steven R. Griffith, attorney in fact for Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By:The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership

By: _____
Steven R. Griffith, Attorney-in-Fact for Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20190805-0077455 in the Davidson County Register's Office.

Witness my hand and official seal at office, this 23rd day of January 2020.

_____
Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in 202001240009050, in the _____ County Register's Office, as such authorized partner or authorized signer for Exit Properties General Partnership.

Witness my hand and official seal at office, this 23rd day of January 2020.

_____
Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, ~~whichever~~ is ~~greater~~ for this transfer is $1,477,520.00.

Affiant

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

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

File No. 1911K247

AFFIDAVIT FOR RECORDING

I, Cindy S. 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022