This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

Karen Johnson Davidson County
Batch# 350040 DEEDWARRSP
01/29/2020 08:28:20 AM 4 pgs
Fees: $23.00 Taxes: $6,678.50
20200129-0010391

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Akbar S. Tahiry as trustee of the Akbar S. Tahiry Living Trust 1031 1st Street South Unit 907 Jacksonville Beach, Florida 32250	Same	104-08-0-288.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **17TH AND HORTON, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **AKBAR S. TAHIRY AS TRUSTEE OF THE AKBAR S. TAHIRY LIVING TRUST,** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor only and no other.

[*Signatures Commence on Following Page*]

Witness my hand this 27 day of January, 2020.

17TH AND HORTON, LLC,
a Tennessee limited liability company

By: _____
Name: Jonathan Cohen
Its: Managing Member

STATE OF New York)
) SS.
COUNTY OF New York)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Jonathan Cohen, the Managing Member of 17th and Horton, LLC, a Tennessee limited liability company, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal as of this 27 day of January, 2020.

My Commission Expires:

Mar 4, 2023

_____
Notary Public

SAMMIE ZIAD NWEIRAN
Notary Public - State of New York
NO. 01NW6388228
Qualified in Orange County
My Commission Expires Mar 4, 2023

STATE OF New York)
) SS.
COUNTY OF New York)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,805,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 27 day of January, 2020.

_____
NOTARY PUBLIC

My Commission Expires: Mar 4, 2023

SAMMIE ZIAD NWEIRAN
Notary Public - State of New York
NO. 01NW6388228
Qualified in Orange County
My Commission Expires Mar 4, 2023

Exhibit A

Legal Description of Property

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 42 on the plan of O.B. Hayes Large Lots, called "Rokeby", of record in Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 42 fronts 55.00 feet on the easterly margin of 17th Avenue, South, formerly Addison Street, and extends back between parallel lines, with the southerly margin of Horton Street, formerly Weston Avenue, 157.25 feet, more or less, to an alley in the rear.

Being the same property conveyed to 17TH AND HORTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from FRANCINE O. SARGENT, FORMERLY KNOWN AS FRANCINE O. PRENTISS, of record in Instrument No. 20170203-0011774, dated February 1, 2017, said Register's Office.

Address: 1400 17th Avenue South, Nashville, Tennessee 37212

Tax ID: 104-08-0-288.00

EXHIBIT B

Permitted Exceptions

1. Real Property taxes for 2020 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

3. Matters shown on the ALTA/ACSM [sic] Land Title Survey dated April 26, 2018, last revised July 18, 2018, prepared by Steven D. Delle, Tennessee No. 1710, no referenced job number.