Karen Johnson Davidson County
Batch# 351634 DEEDWARRSP
01/31/2020 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $2,516.00
20200131-0011766

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Necessary Work, LLC 2409 Kline Ave Nashville, TN 37211	118-08-0-139.00 118-08-0-140.00	Same as New Owner
This instrument prepared by: Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219		

304096NCT-12
3 of 5 pc

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **SIMPLE CREMATION & FUNERAL, LLC**, a Tennessee limited liability company (the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey to **NECESSARY WORK, LLC**, a Tennessee limited liability company (the "**Grantee**"), certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 2411 Kline Avenue, Nashville, Davidson County, Tennessee, 37211.

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me this 27th day of Jan, 2020.

SYNTHIA FORCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES November 3, 2020

7/3805828.1

Grantee, by its acceptance hereof, does hereby assume and agree to pay general and special taxes and assessments pertaining to the Property for tax year 2020, and all subsequent years.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 27th day of Jan., 2020.

GRANTOR:

Simple Cremation & Funeral, LLC,
A Tennessee limited liability company

By: Family Legacy, LLC, a Tennessee limited liability company
Its: Managing Member

By: _____
Name: William W. Gregory, Jr.
Its: Managing Member

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned, Synthia Foree, a Notary Public in and for the State and County aforesaid, personally appeared William W. Gregory Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Family Legacy LLC the within named bargainor, a Managing member C and that as such managing member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the managing member by himself/herself as such Managing Member

WITNESS my hand and seal at office in [CITY], [STATE], this the 27th day of Jan, 2020.

Nashville TN

SYNTHIA FOREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES November 3, 2020

Exhibit A
Property

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 304, 305 and 306, Grandview Heights, of record in Book 8250, page 504, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2

Land in Davidson County, Tennessee, being Lot(s) 307, as shown on the map entitled Grandview Heights Subdivision, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tracts 1 and 2 being part of the same property conveyed to SIMPLE CREMATION & FUNERAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from STEPHEN RAY MURPHY AND THE BIG SANDY GROUP, INC., A TENNESSEE CORPORATION, dated April 17, 2019, of record in Instrument No. 20190422-0036256, said Register's Office.

Exhibit B
Permitted Encumbrances

1) Grantee assumes the 2020 property taxes.

2) Matters shown on the Plan of record in Book 161, Pages 14 and 15, said Register's Office. (Tract 2)

3) Matters shown on the Plan of record in Book 8250, Page 504, said Register's Office. (Tract 1)

4) Slope Easement of record in Book 2021, Page 410, said Register's Office.

True Copy Certification

I, Jaquelin Estrada, 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, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 4/17/2020.
Notary' Seal (if on paper)

MARITZA UNIZYCKI
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 13, 2020