Karen Johnson Davidson County
Batch# 359904 DEEDWARRSP
02/19/2020 10:24:30 AM 6 pgs
Fees: $33.00 Taxes: $6,626.36
20200219-0018340

Prepared by:
Smith, Anderson, Blount, Dorsett,
Mitchell & Jernigan, L.L.P. (CAY)
P.O. Box 2611
Raleigh, NC 27602-2611

Return to:
Lutz Holdings LLC
P.O. Box 860
Lutz, FL 33548

MAP/PARCEL NOS:
Map 086
Parcel 000232.00

TENNESSEE SPECIAL WARRANTY DEED
(without deed restriction)

THIS INDENTURE, made and entered into this 19th day of February 2020, by and between TN RE Acquisition Co., LLC, a Tennessee limited liability company ("Grantor"), and Lutz Holdings LLC, a Florida limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

(i) The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable.
(ii) All applicable laws (including zoning, building ordinances and land use regulations).
(iii) Rights of tenants in possession under recorded or unrecorded leases.
(iv) All matters which would be disclosed by a personal inspection or an accurate survey of the Property.
(v) All easements, restrictions, covenants, agreements, conditions, or other matters of record.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

(signature page to follow)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer, this the day and year first above written.

TN RE Acquisition Co., LLC
a Tennessee limited liability company

By: _____
Name: Ryan D. Bridgeman
Title: Manager

STATE OF Kentucky

COUNTY OF Jefferson

Before me, Notary Public, of the state and county aforesaid, personally appeared Ryan D. Bridgeman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Manager of TN RE Acquisition Co., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as such officer.

WITNESS my hand and seal this 17 day of February, 2020.

_____
Notary Public

My Commission Expires: 10-28-2020



STATE OF Kentucky

COUNTY OF Jefferson

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer or the value of the property hereinbefore described, whichever is greater, is $1,790,908.00.

AFFIANT

SWORN TO AND SUBSCRIBED before me this the 14 day of February, 2020.

Notary Public

My commission expires: 10-21-2021

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE, KENTUCKY

Name and Address of Property Owner
and Mail Tax Bills To:

Lutz Holdings, LLC
P.O. Box 860
Lutz, FL 33548

Property Address:
3427 Lebanon Pike
Hermitage, TN 37076

Exhibit "A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT 1, AS SHOWN ON THE SUBDIVISION PLAT OF LAUREL HILLS COMMERCIAL PARK, OF RECORD IN BOOK 5200, PAGE 199, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TN RE ACQUISITION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM B.F. NASHVILLE, INC., A TENNESSEE CORPORATION, OF RECORD AS INSTRUMENT NUMBER 20200121-0007476, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Jonathan Jackson, 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 Sullivan

Personally appeared before me, Connie J Silling, a notary public for this county and state, Jonathan Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Connie J Silling

Notary's Signature

My Commission Expires: 4-25-20.

Notary's Seal (If on paper)

