This Instrument Was Prepared By:

Couzens Hall Advisors, LLC
Michael A. Fralin, Esq.
105 East 34th Street
Number 154
New York, NY 10016

Karen Johnson Davidson County
Batch# 363908 DEEDWARRSP
02/26/2020 01:40:30 PM 5 pgs
Fees: $28.00 Taxes: $1,485.63
20200226-0021422

STATE OF TENNESSEE )
COUNTY OF Rutherford )

The actual consideration or value, whichever is greater, for this transaction is $401,521

Affiant

Subscribed and sworn to before me on this 21 day of February, 2020.

Notary Public

My Commission Expires: 02-21-2022

MITCHELL E. SWANN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-21-2022

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| PROPCO – 303 CARNEY STREET, LLC<br>c/o Somera Road Inc.<br>130 W 42nd Street, FL 22<br>New York, NY 10036 | Same | 105-08-0-269.00, 303 CARNEY ST, Nashville, TN |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **WILLAM ALLEN MORGAN and MICHAEL LEE DAVIS** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **PROPCO – 303 CARNEY STREET, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises"), as more particularly described as follows:

Tract 4 Map/Parcel 105-08-0-269.00, 303 CARNEY ST, Nashville, TN

PROPERTY DESCRIPTION

Tract 4

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Morgan Subdivision, as of record in Instrument Number: 20040707-0080651, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Estate of Allen Morgan, as of record in Instrument Number: 20080306-0022720, at the Register's Office for Davidson County, Tennessee.

TITLE DESCRIPTION

TRACT 4: 303 Carney Street Map/Parcel 105-08-0-269.00

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of "Morgan Subdivision showing Lots 2 and 3 and part of Lots 1 and 4 on the plan of Melville Williams Subdivision", of record in Instrument No. 200407070080651,Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Allen Morgan by Warranty Deed dated 01/28/1997 from P & P Properties, a Tennessee General Partnership composed of Jack C. Phelps and J. D. Phelps, Jr. of record in Book 10339, Page 660, Register's Office for Davidson County, Tennessee. Allen Morgan died on January 5, 2002. (as to Tracts 1, 2, 3)

Also being part of the property conveyed to The Estate of Allen Morgan by Substitute Trustees Deed dated 02/04/2008 from Mitchell E. Shannon, Substitute Trustee of record in Instrument 200803060022720, Register's Office for Davidson County, Tennessee, as affected by the Establishment of Boundary Line Agreements of record in Instrument 200501030000565 and Instrument 200501030000566, Register's Office for Davidson County, Tennessee, (as to Tract 4)

Containing _____ square feet or _____acres more or less.

The real property conveyed herein is improved property and commonly known as:

**303 CARNEY ST, Nashville, Tennessee**

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and Grantor, successors, assigns, and representatives, to warrant and forever defend the title and quiet possession to said land to said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 21 day of February, 2020.

WILLAM ALLEN MORGAN

MICHAEL LEE DAVIS

STATE OF TENNESSEE )

COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLAM ALLEN MORGAN and MICHAEL LEE DAVIS signed to the foregoing conveyance, and they are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such individual and with full authority, executed the same voluntarily for and as the act of said person.

Given under my hand and official seal, this the 21 day of February 2020.

MITCHELL E. SHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-21-2022

Notary Public

Printed Name: Mitchell E. Shannon

My Commission Expires: 02-21-2022

# True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires