(1)

Return to: BRIDI
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 364572 DEEDWARRSP
02/27/2020 11:10:52 AM 5 pgs
Fees: $28.00 Taxes: $12,950.00
20200227-0021911

THIS INSTRUMENT WAS PREPARED BY:
J. David Wicker
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills to:	Tax Parcel No:
Jill Stroud 1010 Fulton Greer Lane Franklin, Tennessee 37067	NEW OWNER	10603002400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Jill Stroud
AFFIANT

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

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-22

Notary Public

My Commission Expires: _____

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PARK ELM PLAZA, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JILL STROUD** ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as: 1451 Elm Hill Pike, City of Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to

convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B", attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed to be effective as of the 20th day of February, 2020.

GRANTOR:

PARK ELM PLAZA, LLC, a Tennessee limited liability company

By: _____
Gregory J. Lammert, Member

By: _____
June Baldini, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, Christina D Willow, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Gregory J. Lammert and June Baldini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Park Elm Plaza, LLC, a Tennessee limited liability company, the within named bargainor, and that they as such Members of the limited liability company executed the foregoing instrument for the purposes therein contained, by signing their names as such Members of the limited liability company.

WITNESS my hand, at office, this 20th day of February, 2020.

_____
Notary Public

My Commission Expires:

5-2-2022

[NOTARY SEAL]

CHRISTINA D WILLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

EXHIBIT "A"

LEGAL DESCRIPTION

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

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the North by Elm Hill Pike and on the West by relocated Spence Lane and more particularly described as follows:

Beginning at a point on the Southerly margin of Elm Hill Pike 463 feet Easterly from the centerline of said relocated Spence Lane; thence along the Southern margin of Elm Hill Pike South 84 deg. 46 min. West 406.71 feet to a concrete monument the beginning of a return radius to the left; thence along said radius of 25.00 feet having a central angle of 95 deg. 43 min. 10 sec. 41.77 feet to a concrete monument on the Easterly right-of-way of Spence Lane the beginning of a curve to the left; thence along said curve having a radius of 521.755 feet and a central angle of 31 deg. 48 min. 52 sec. 289.71 feet to a point; thence South 42 deg. 40 min. 02 sec. East 101.27 feet to a point, the beginning of a curve to the right; thence along said curve having a central angle of 06 deg. 22 min. 23 sec., and a radius of 512.88 feet, a curved length of 57.07 feet to a point; thence South 86 deg. 23 min. East 164.86 feet to a point; thence North 03 deg. 29 min. East 450.00 feet to the point of beginning, containing 3.20 acres, more or less.

Being the same property conveyed to Park Elm Plaza, LLC, by Warranty Deed from Douglas L. Patrick and James M. Patrick, dated September 9, 2005, of record in Instrument No. 20050913-0109594, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Easement for Sanitary Sewer, recorded in Book 3702, Page 120, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewer, recorded in Book 4008, Page 212, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer, recorded in Book 4008, Page 216, Register's Office for Davidson County, Tennessee.

4. Easement for Slope/Construction, recorded in Instrument No. 20000330-0031825, Register's Office for Davidson County, Tennessee.

5. Easement for Utility, Retained in Ordinance 70-1079, Register's Office for Davidson County, Tennessee.

6. Easement for Drainage culvert, as referenced in Instrument No. 20001201-0118315, Register's Office for Davidson County, Tennessee.