This instrument prepared by
and after recording, return to:
Dunham Hildebrand, PLLC
2416 21st Avenue South, Suite 303
Nashville, TN 37212
Attn: Gray Waldron

Karen Johnson Davidson County
Batch# 365374 DEEDWARRSP
02/28/2020 03:42:47 PM 5 pgs
Fees: $28.00 Taxes: $1,720.50
20200228-0022631

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southern Premier Holdings, LLC 1612 Westgate Circle, Suite 122 Brentwood, TN 37027-9108 Red River Development, LLC 864 Kirkwood Avenue Nashville, TN 37204	Red River Development, LLC 864 Kirkwood Avenue Nashville, TN 37204	10303018900

FOR AND IN CONSIDERATION of the sum of One Dollar and No/100 ($1.00), cash in hand paid by **SOUTHERN PREMIER HOLDINGS, LLC AND RED RIVER DEVELOPMENT, LLC, AS TENANTS IN COMMON** (hereinafter, "**Grantees**"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to **JAMES BENNETT CAIN AND LEEANN FLINN CAIN,** as husband and wife (hereinafter, "**Grantor**"), Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantees, and its successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

Grantor and Grantees acknowledge that Property is sold in its existing condition, as is, where is. Grantor covenants with said Grantees that Grantor is lawfully seized and possessed of said Property in fee simple subject to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds themselves, their heirs and assigns, to warrant specially and defend to Grantees, their successors and assigns, forever, the title to the Property against the lawful claims of all persons whomsoever claiming by, through or under Grantor (excluding claims arising out of the matters set forth on **Exhibit "B"**), but no further or otherwise.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville TN 37212
4-BRE-20-4903

IN WITNESS WHEREOF, Grantor executed this Deed this 26th day of February, 2020.

GRANTOR:

JAMES BENNETT CAIN

LEEANN FLINN CAIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, James Bennett Cain and LeeAnn Flinn Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed this instrument for the purpose set forth herein.

Witness my hand, at office this 26 day of February, 2020.

Notary Public
My Commission Expires:_____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$465,000.00~~.
Subscribed and sworn to before me this the 26 day of February, 2020.

Affiant

Notary Public

My Commission Expires: 3/8/21

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT "A"

Legal Description

Being that certain tract or parcel of land located in the DAVIDSON COUNTY, TENNESSEE, as follows:

Tract No. 1: Being part of the E.A. Elam 5-acre tract of land in Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Wyoming Avenue, formerly 6th Street, 200 feet East of the Easterly margin of 50th Avenue North, as extended; thence with the Southerly margin of Wyoming Avenue Easterly 50 feet; thence Southerly and parallel with 50th Avenue North 150 feet; thence Westerly 50 feet; thence Northerly 150 feet to the beginning.

Being the same property conveyed by Warranty Deed from Clear Creek Rentals, LLC, a Tennessee limited liability company, to James Bennett Cain and LeeAnn Flinn Cain, husband and wife, of record as Instrument No. 20190123-0006762, Register's Office, Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

2. Zoning and building laws, ordinances, resolutions and regulations.

3. Any and all easements, rights-of-way, restrictions, reservations and other matters of record.

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances that would be disclosed by an accurate and complete survey of the Property.

5. Access and Utility Easement Agreement recorded in Instrument No. 20200219-0018395, Register's Office for Davidson County, Tennessee.

6. Liability as to taxes resulting from supplemental, revised, or correction assessments pursuant to the provisions of Tenn. Code Ann. § 67-5-603 *et seq.*

7. Restrictions of record in Book 1055, Page 256, Register's Office for Davidson County, Tennessee.

8. Easement of record in Book 1712, Page 303, Register's Office for Davidson County, Tennessee.

9. Right of Way for Wyoming Avenue.