SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 365523 DEEDWARRSP
03/02/2020 09:08:30 AM 5 pgs
Fees: $28.00 Taxes: $8,140.00
20200302-0022830

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

File No.: HK-19-953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 09/22/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manhead REI, LLC, a New Jersey limited liability company	NEW OWNER	
(NAME)	(NAME)	
136 Baxter Street, Suite 1B		**082-12-0-277.00**
(ADDRESS)	(ADDRESS)	
New York, NY 10013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Body in Balance, LLC (f/k/a Hendrix & Darling, LLC), a Tennessee limited liability company, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Manhead REI, LLC, a New Jersey limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Map of D. D. Philips Silverdene Park, as of record in Book 421, Page 31, Register's Office for said County, to which reference is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom, is that portion of the premises conveyed to the Nashville Housing Authority by deed from Southern Cleaners & Laundry, Inc., of record in Book 3924, Page 689, Register's Office for said County, and described as follows:

Being part of Lots Nos. 13 and 14 on the Map of D. D. Philips Silverdene Park as of record in Book 421, Page 31, said Register's Office, and described as follows:

Beginning at a point, said point being on the northerly margin of Main Street, and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly direction of 97.25 feet, more or less, to the easterly margin of said property; thence with said easterly margin of a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street, a distance of 97.25 feet, more or less, to the westerly margin of said property; thence with the westerly margin of said

property in a southerly direction, a distance of 10 feet, more or less, to the point of beginning.

Being the same property conveyed by Warranty Deed from David Knoble, married, to Patricia M. Hendrix and Laura M. Darling, recorded May 31, 2005, in Instrument No. 20050531-0060686, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Warranty Deed from Patricia M. Hendrix and Laura M. Darling to Anna Hendrix, Patricia M. Hendrix, and Laura M. Darling, as tenants in common, recorded June 15, 2005, in Instrument No. 20050615-0068567, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Anna Hendrix (by and through her Attorney in Fact, Patricia Mary Hendrix), Patricia M. Hendrix, and Laura M. Darling to Hendrix & Darling, L.L.C., a Tennessee limited liability company, as recorded June 15, 2005, in Instrument No. 20050615-0068568, said Register's Office. Also being the same property conveyed by Quitclaim Deed from Patricia M. Hendrix to Hendrix & Darling, LLC, a Tennessee limited liability company, recorded December 2, 2010, in Instrument No. 20101202-0095870, said Register's Office.

Hendrix & Darling, LLC is now known as Body In Balance, LLC, pursuant to Articles of Amendment to Articles of Organization (LLC), filed March 12, 2012, with the Tennessee Secretary of State, and recorded in Instrument No. 20120709-0060007, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as *953 Main St., Nashville TN 37206*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on **Exhibit A** attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the claims of all persons, claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of February, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Body in Balance, LLC (f/k/a Hendrix & Darling, LLC),
a Tennessee limited liability company

By: Laura Darling
Its: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2020, before me personally appeared Laura Darling, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Body in Balance, LLC (f/k/a Hendrix & Darling, LLC), a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of February, 2020.

Notary Public
My Commission Expires: 5/5/2020

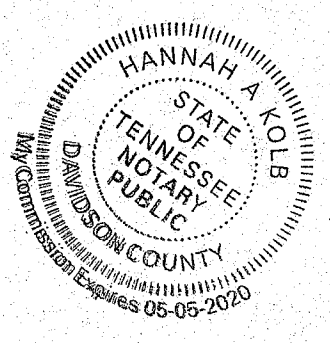


EXHIBIT A

Permitted Exceptions

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. D. PHILIPS SILVERDENE PARK, as recorded in Plat Book 421, Page(s) 31, in the Register's Office of Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

