Karen Johnson Davidson County
Batch# 376329 DEEDWARRSP
03/24/2020 08:19:50 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20200324-0031683

SPECIAL WARRANTY DEED

FROM: William Gary Forkum and
Melissa R. Forkum

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: MaxiCab TN, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
MaxiCab TN, LLC 604 Farnham Lane Wheaton, IL 60189	Same	Map 105-3, Parcel 34

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $165,000.

William Gary Forkum
Affiant

Sworn to and subscribed before me, this 20th day of March 2020.

Notary Public

My Commission Expires: 5-9-2023

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Gary Forkum and wife, Melissa R. Forkum** (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **MaxiCab TN, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in those certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved property located at 1123 Third Avenue South, Nashville, Davidson County, Tennessee 37210.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLER: William Gary Forkum

William Gary Forkum

Melissa R. Forkum

Melissa R. Forkum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ashley Gold, a Notary Public of said County and State, personally appeared William Gary Forkum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

ASHLEY NORTON GOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal, at Office in Nashville, Tennessee this 20th day of March, 2020.

A. Gold

Notary Public

My Commission Expires: 5-9-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ashley Gold, a Notary Public of said County and State, personally appeared Melissa R. Forkum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

ASHLEY NORTON GOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal, at Office in Nashville, Tennessee this 20th day of March, 2020.

A. Gold

Notary Public

My Commission Expires: 5-9-2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the northerly 40 feet of the southerly 48 feet, 7 1/2 inches, of Lot No. 19 on the Plan of W.W. Sullivan's Subdivision of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the westerly side of Third Avenue, South, and runs back between parallel lines 140 feet, more or less, to an alley.

Being a portion of the same property conveyed to WILLIAM GARY FORKUM AND WIFE, MELISSA R. FORKUM, by deed from WARNER PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20180621-0059698, dated June 20, 2018, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and future taxes, a lien, not yet due and payable.