SPECIAL WARRANTY DEED

FROM: Steven W. Wilkerson

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

TO: George N. Spiva

Address New Owner: as Follows:	Send Tax Bills To:	Map/Parcel Number:
George N. Spiva 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	Same	Map 91, Parcel 13.00

Karen Johnson Davidson County
Batch# 376341 DEEDWARRSP
03/24/2020 08:30:12 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00

20200324-0031700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,500,000.

Affiant

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

Notary Public

My Commission Expires: July 6, 2022

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2022

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, **Steven W. Wilkerson**, a Tennessee general partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **George N. Spiva**, an individual (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 improved property located at 4400 Charlotte Avenue, Nashville, Davidson County, Tennessee 37209.

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: _____
Steven W. Wilkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ~~Steven W Wilkerson~~ Jennifer F. Perry jfp, a Notary Public of said County and State, personally appeared Steven W. Wilkerson, 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.

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

_____
Notary Public

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/21/20

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 301, 303, 305 and 307, Block 34, as shown on the map entitled No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEVEN W. WILKERSON, by deed from STEVEN W. WILKERSON AND JEFFREY L. WILKERSON, AS SUCCESSOR CO-TRUSTEES OF THE W. C. WILKERSON REVOCABLE LIVING TRUST DATED 02/23/01, of record in Instrument No. 20170217-0016555, dated February 8, 2017, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters appearing on the Plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.