Karen Johnson Davidson County
Batch# 378839 DEEDWARRSP
03/27/2020 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $4,902.50
20200327-0033567

SPECIAL WARRANTY DEED

LISA BRACEY-FARRIS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,325,000.00.

Affiant

Subscribed and sworn to me on March 27, 2020.

NOTARY PUBLIC

My Commission Expires: 09-20-2020

THIS INSTRUMENT WAS PREPARED BY AND
UPON RECORING RETURN TO:
ORTALE KELLEY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30971

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charlotte Avenue Partners, GP, a Tennessee General Partnership 330 Commerce Street, Suite 110 Nashville, TN 37201 Attn: Patrick H. Poole	NEW OWNER	092-09-0-377.00 092-09-0-378.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DARRELL M. BREAUX and Wife, LINDA G. BREAUX**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHARLOTTE AVENUE PARTNERS, GP,** a Tennessee General Partnership, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property located at 3214 Charlotte Avenue and 0 Trevor Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever,

and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, 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.

[signatures commence on the following page]

WITNESS our hands effective as of the 31st day of March 2020.

GRANTOR:

Darrell M. Breaux

Linda G. Breaux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2020, before me personally appeared Darrell M. Breaux and Linda G. Breaux, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

EXHIBIT A
Legal Description

Parcel 377

Being a tract of land lying in Nashville, Davidson County, Tennessee; being part of Lot 14 on the Resubdivision of the Wilcox Property of record in Book 421, Page 42 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:
Beginning at an existing iron rod on the easterly right-of-way line of Alley Number 1140, 20 feet in width at a corner common with the City View @ Trevor horizontal property regime, Master Deed of record in Instrument Number 20180412-0034453;
Thence leaving the easterly right-of-way line of Alley Number 1140 with the southerly line of City View @ Trevor, North 89 deg 40 min 42 sec East, 95.11 feet to an existing iron rod on the westerly right-of-way line of Interstate 40;
Thence with the westerly right-of-way line of Interstate 40, South 2 deg 18 min 49 sec East, 60.00 feet to the center of a closed alley, Ordinance 98-1182 and Ordinance 2019-16;
Thence leaving westerly right-of-way line of Interstate 40 with the center of a closed alley, South 89 deg 40 min 42 sec West, 99.30 feet to the easterly right-of-way line of Alley Number 1140;
Thence with the easterly right-of-way line of Alley Number 1140, North 1 deg 41 min 39 sec East, 60.00 feet to the point of beginning; containing 5,829 square feet or 0.134 acres more or less;

Being part of the same property conveyed to Darrell M. Breaux and Linda G. Breaux of record in Instrument Number 20131113-0117151 in the Register's Office for Davidson County, Tennessee.

Parcel 378

Being a tract of land lying in Nashville, Davidson County, Tennessee; being part of Lots 16 & 17 on the Resubdivision of the Wilcox Property of record in Book 421, Page 42 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:
Beginning at an iron rod set on the northerly right-of-way line of Charlotte Avenue, 41 feet north of centerline, at the intersection with the westerly right-of-way line of Interstate 40, width varies;
Thence with the northerly right-of-way line of Charlotte Avenue with a curve to the left, having a radius of 3239.83 feet, a curve length of 96.60 feet and a chord bearing and distance of South 82 deg 27 min 37 sec West, 96.59 feet to an nail set at the intersection with the easterly right-of-way line of Alley Number 1140, width varies;
Thence with the easterly right-of-way line of Alley Number 1140 for the following calls: North 0 deg 55 min 49 sec East, 33.81 feet to a nail set, North 89 deg 05 min 10 sec West, 4.09 feet to a nail set, North 2 deg 04 min 30 sec East, 158.07 feet to the center of closed alley, Ordinance No. 2019-16 and Ordinance No. 98-1182;
Thence with the center of the closed alley, North 89 deg 40 min 42 sec East, 99.30 feet to the westerly right-of-way line of Interstate 40;
Thence with the westerly right-of-way line of Interstate 40 for the following calls: South 2 deg 18 min 49 sec East, 10.01 feet to an iron rod set, South 2 deg 04 min 08 sec West, 169.83 feet to the point of beginning; containing 18,488 square feet or 0.424 acres more or less;

Being the same property conveyed to Darrell M. Breaux and Linda G. Breaux of record in Instrument Number 20140716-0062803 in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

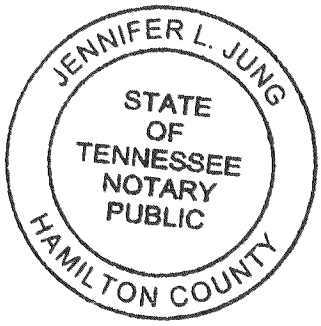
I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Patrick H. Poole

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Patrick H. Poole, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022