Karen Johnson Davidson County
Batch# 386953 DEEDWARR
04/16/2020 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20200416-0040021

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2020.

NOTARY PUBLIC

My commission expires: 8/22/22

THIS INSTRUMENT PREPARED BY:

B. Mackay Brown, Atty
Orion Real Estate Group
200 S. Biscayne Blvd., 7th Floor
Miami, FL 33131

NAME AND ADDRESS OF PROPERTY OWNER:
GKB LLC
2016 Annie Court
Springfield, TN 37172

SEND TAX BILLS TO:
Same address as new owner

MAP & PARCEL NUMBER: 04-08-0-273.00

Special Warranty Deed

For and in Consideration of the sum of $1,200,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DEAN TENNESSEE INVESTMENT LLC, a Tennessee limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

GKB LLC, a Tennessee limited liability company, hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Montgomery County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 1617 17th Avenue South, Nashville, TN.

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 heirs and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by, through, or under us, but no further or otherwise. Said property is subject to the following exceptions:

(a) All liens, easements, covenants, conditions, restrictions and other matters of record or apparent; and

(b) A lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property; and

(c) All matters that would be shown by a current and accurate survey of the Property; and

(d) The rights of a tenant in possession under a lease with Grantee.

Witness our hands this 11th day of March, 2020.

WITNESSES:

Kristen Getchell
Print Name: Kristen Getchell

Mary Elam
Print Name: Mary Elam

GRANTOR:

DEAN TENNESSEE INVESTMENT LLC, a Tennessee limited liability company

By: Patricia B Dean
Patricia B. Dean, Manager

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF FLORIDA }
County of Palm Beach }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Patricia B. Dean**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Manager of DEAN TENNESSEE INVESTMENT LLC**, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 11th day of March, 2020.

Notary Public

My Commission expires:

LISA M RESTO
Notary Public - State of Florida
Commission # GG 276144
My Comm. Expires Nov 13, 2022
Bonded through National Notary Assn.

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Block 58 in O. B. Hayes Rokeby Plan as recorded in Book 21, page 87, said Register's Office.

Said part of Block 58 fronts 60 feet on the westerly side of Seventeenth Avenue South and runs back 164.5 feet on the southerly line and 164.5 feet on the northerly line to a line in the rear which measures 60 feet thereon.

Being the same property conveyed to Dean Tennessee Investment, LLC, by Warranty Deed from Carroll V. Kroeger and wife, Grace Lee Kroeger, dated 2/16/2006, recorded 2/17/2006, of record in Instrument No. 20060217-0019331, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022