Karen Johnson Davidson County
Batch# 390861 DEEDWARRSP
04/23/2020 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $8,140.00
20200423-0042848

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson, Esq.
Maynard Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

By: _____
Affiant

Subscribed and sworn to before me, this 21st day of Apr. 1 2020.

_____
Notary Public
My Commission Expires: 5/5/20

ADAMS G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

ADAMS G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
PKOS 25 LLC 1420 Rocky Ridge Drive Suite 380 Roseville, CA 95661	Paul R. Lohr, III and Mary M. Matthews 1417 Graybar Lane Nashville, TN 37215	091-07-0-228.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, CANNONBALL PROPERTY, LLC, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does hereby transfer and convey unto PKOS 25 LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, that certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

This is improved property known as 5101 Kentucky Avenue, Nashville, Tennessee 37209.

SUBJECT TO the permitted exceptions set for on Exhibit B attached hereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective April 3rd, 2020.

GRANTOR:

CANNONBALL PROPERTY, LLC
a Tennessee limited liability company

By: Stephen P. Brink

Name: Stephen P. Brink

Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, Jennifer L. Johnson, a Notary Public with authority to act in the State and County aforesaid, Stephen P. Brink, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 3rd day of April, 2020.

Jennifer L. Johnson
Notary Public

My Commission Expires: 10-2-2023

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1002, 1004, 1006 and 1008, Block 171, on NO. 1 PLAN OF WEST NASHVILLE, as shown on plat of record in Book 57, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cannonball Property, LLC, a Tennessee limited liability company, by Special Warranty Deed from VP Holdings, LLC, a Tennessee limited liability company, dated December 28, 2018, recorded December 31, 2018, in Instrument No. 20181231-0126591, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7941, Page 135.

5. Easement for Water and Sewer, recorded in Book 8268, Page 327.

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

