WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-CA-19-1300-1304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 395526 **DEEDWARR**
05/04/2020 03:19:29 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20200504-0046466

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
WWCD QOZB LLC	**New Owner**	
(NAME)	(NAME)	**081-16-0-353.00 (PROPERTY 1) 081-16-0-352.00 (PROPERTY 2)**
718 Thompson Lane Ste. 108-273		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WOODROW W. CAMPBELL, III**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WWCD QOZB LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property 1: (1300 Jefferson St.)

Land in Davidson County, Tennessee, being Lot No. 17 and the Easterly 10 feet of Lot No. 18 on the Plan of D.T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of Lot together front 60 feet on the Northerly side of Jefferson Street and runs back between lines of equal width 150 feet to an alley.

Property 2: (1304 Jefferson St.)

Land in Davidson County, Tennessee, being West 40 feet of Lot No. 18 on the Plan of D.T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 40 feet on the Northerly side of Jefferson Street, as changed by an instrument of record in Book 168, page 473, said Register's Office, and runs back between parallel lines 150 feet to an alley.

Property 1:
Being the same property conveyed to Woodrow W. Campbell, III by Warranty deed from Mary C. McWhirter of record in Instrument No. 20030819-0120214 Register's Office for Davidson County, Tennessee, dated August 13, 2003 and recorded on August 19, 2003.

Property 2:
Being the same property conveyed to Harold E. Thomas and wife, Lillian R. Thomas by Installment deed from Johnnie Lee Miller of record in Book 3710, page 195, Register's Office for Davidson County, Tennessee, dated April 13, 1964 and recorded on June 27, 1964.

The said Harold E. Thomas having since died. An Estate was open in Probate court on May 29, 1968, as No 51895 Register Office for Davidson County, Tennessee.

Being the same property conveyed to Woodrow W. Campbell, III by Warranty deed from Lillian D. Thomas of record in Instrument No. 20051202-0145253 and re-recorded in Instrument No. 20051202-0145395 Register's Office for Davidson County, Tennessee, dated December 01, 2005 and recorded on December 02, 2005.

Being the same property conveyed to Lillian D. Thomas by Trustees deed from Richard Manson, as Substitute Trustee of record in Instrument No. 20100615-0046391 Register's Office for Davidson County, Tennessee, dated May 26, 2010 and recorded on June 15, 2010.

Being the same property conveyed to Woodrow Wilson Campbell, III by Warranty deed from Ruth E. Johnson, Executor of the Estate of Lillian Dunn Thomas of record in Instrument No. 20121213-0115051 Register's Office for Davidson County, Tennessee, dated December 07, 2012 and recorded on December 13, 2012.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1300 & 1304 Jefferson Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 1st DAY OF MAY, 2020.

Woodrow W. Campbell, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WOODROW W. CAMPBELL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL WILLIAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212