This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

Karen Johnson Davidson County
Batch# 398215 DEEDWARRSP
05/11/2020 11:44:01 AM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20200511-0048620

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
L4 Properties, LLC 113 E. Old Hickory Boulevard Madison, TN 37115-3932	Same	Map 34-6 Parcel 101

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TURNER & HOOPER PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto L4 PROPERTIES, LLC, a Tennessee liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, 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, except for 2020 real property taxes and matters of record. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signature page follows.]

WITNESS our hands this 1 day of May 2020.

GRANTOR:

TURNER & HOOPER PROPERTIES, LLC
A Tennessee limited liability company

By David W. Turner

Print Name: David W. Turner

Title: Member

STATE OF Tennessee)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, David W. Turner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of TURNER & HOOPER PROPERTIES, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May 2020.

RAY THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2023

Ray Thomas
Notary Public
My Commission Expires: March 7, 2023

STATE OF TN)

COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $359,000.00.

Affiant

Subscribed and sworn to before me this 5 day of May 2020.

Notary Public

My Commission Expires: 8/4/2020

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 4, 2020

EXHIBIT A
Property Description

Being approximately 1.178 acres of unimproved property, known as Lot 2 on REVISION TWO LAEMMLE-JANSON SUBDIVISION, COUNCIL DISTRICT 10, Zach Young, dated January 14, 2020, of record as Instrument No. 202000210-0014832, Register of Deeds for Davidson County, Tennessee.

Being the same property conveyed to Turner & Hooper Properties, LLC, by Warranty Deed of record as Instrument No. 20150326-0026126, said Register's Office.