Karen Johnson Davidson County
Batch# 408525 DEEDWARRSP
06/01/2020 12:30:45 PM 4 pgs
Fees: $23.00 Taxes: $9,065.92
20200601-0056035

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration or value, whichever is greater, for this transfer is $2,450,250.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2020. Notary Public My commission expires: 10/28/23

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Charlotte Avenue Retail, LLC Attn: Seth T. McDowell 2055 N. Mt. Juliet Road, Suite 204 Mt. Juliet, TN 37122	Same	091124B00100CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **4110 CHARLOTTE INVESTORS, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does

transfer and convey unto **CHARLOTTE AVENUE RETAIL, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 29th day of May, 2020 (the "Effective Date"), all of Grantor's interest in that certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the following matters (the "Permitted Exceptions"):

1. Real estate property taxes for the year 2020 and subsequent years.

2. Matters shown on the Plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

3. Easements retained by the Metropolitan Government of Nashville & Davidson County, Tennessee by Order No. 68-652.

4. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20191114-0117753, Register's Office for Davidson County, Tennessee.

6. Declaration of Lindsey's Corner Condominium of record as Instrument Number 20200227-0022081, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 408 42nd Avenue North, Nashville, Davidson County, Tennessee.

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 its assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

WITNESS my hand effective as of the Effective Date.

GRANTOR:

4110 CHARLOTTE INVESTORS, LLC,
a Tennessee limited liability company

By: _____
Seth T. McDowell, Manager

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SETH T. MCDOWELL**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGER** 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 21st day of May, 2020.

_____
Notary Public

My Commission Expires: 10/30/23

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Located in the 24th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being **Unit 408** of LINDSEY'S CORNER CONDOMINIUM, a condominium regime created under the Tennessee Condominium Act of 2008, Tennessee Code Annotated Title 66, Chapter 27, Section 201 *et seq.*, as amended, and as established by that certain DECLARATION OF LINDSEY'S CORNER CONDOMINIUM, of record in Instrument No. 20200227-0022081, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat and Plans set forth in Exhibit D of said Declaration for the location and boundaries of the Unit described herein.

Together with the limited common elements and undivided interest in the common elements allocated thereto as described in said Declaration of record in Instrument No. 20200227-0022081, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat and Plans set forth in Exhibit D of said Declaration.

Being part of the same property conveyed to **4110 CHARLOTTE INVESTORS, LLC, a Tennessee limited liability company**, by Quitclaim Deed from State of Tennessee, dated March 22, 2019, and of record in Instrument Number 20190329-0028661, in the Register's Office for Davidson County, Tennessee.