Karen Johnson Davidson County
Batch# 408602 DEEDWARRSP
06/01/2020 01:56:44 PM 4 pgs
Fees: $23.00 Taxes: $5,735.00
20200601-0056138

SPECIAL WARRANTY DEED

FROM: Summers & Summers, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: MILES Cars HW, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
MILES Cars HW, LLC c/o Miles Auto Spa Attn: Rocky Crossland 100 Market Exchange Court Franklin, Tennessee 37067	Same	Map 102-8, Parcel 122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,550,000.00.

Affiant

Sworn to and subscribed before me, this 29 day of May 2020.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/26/2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Summers & Summers, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents do transfer and convey unto **MILES Cars HW, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 855 Hillwood Boulevard, Nashville, Davidson County, Tennessee 37209.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 28 day of May, 2020.

SELLER: Summers & Summers, LLC,
a Tennessee limited liability company

By: _____
Thomas C. Summers, Jr., Chief Manager

MADELEINE Y FOUTS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Summers, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Summers & Summers, LLC, the within named bargainor, a limited liability company, and that he as such Thomas C. Summers, Jr., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/8/2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 35th Councilmanic of Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Revised Resubdivision of Horton Heights Section 2 & 7, of record in Book 6200, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to SUMMERS & SUMMERS, A TENNESSEE PARTNERSHIP, by deed from LOUISE OAKLEY HAILEY AND CHARLOTTE H. SUMMERS, of record in Book 5319, Page 542, dated August 2, 1978, said Register's Office.

Title is now vested in SUMMERS & SUMMERS, LLC pursuant to Articles of Conversion, which were filed with the Tennessee Secretary of State on September 1, 1995, and of record in Book 9782, Page 791, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 6200, page 107, said Register's Office.