Karen Johnson Davidson County
Batch# 409078 DEEDWARRSP
06/02/2020 11:56:21 AM 6 pgs
Fees: $33.00 Taxes: $2,405.00
20200602-0056506

This Instrument Prepared By
And Return to:
Calogero Nocera, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Perkins Management, LLC 1006 Monroe Street Nashville TN 37208	New owner	081 16 0 175.00 Parcel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred and Fifty Thousand and No/100 Dollars ($650,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of May, 2020.

Notary Public

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

FOR AND IN CONSIDERATION of the sum of Six Hundred and Fifty Thousand and No/100 Dollars ($650,000.00) the receipt and sufficiency of which are hereby acknowledged, **1400 ARTHUR, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **PERKINS MANAGEMENT, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, (the "Property").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered

and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 29th day of May, 2020.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

1400 ARTHUR, LLC, a Delaware limited liability company

By: _____
Derek Lisle, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public of said County and State, personally appeared Derek Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of 1400 ARTHUR, LLC, a Delaware limited liability company, the within named bargainor, and that such person as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by such person as such Officer.

Witness my hand and seal, at Office in the foresaid County and State, this _____ day of May, 2020.

_____
(Notary Public)

My Commission expires: _____

This document was executed and notarized in counterparts in compliance with Executive Order No 26 by Tennessee Governor Bill Lee, dated April 9, 2020.

See Attached

1400 ARTHUR, LLC, a Delaware limited liability company

By:_____
Derek Lisle, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sandra Meeker, a Notary Public of said County and State, personally appeared Derek Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of 1400 ARTHUR, LLC, a Delaware limited liability company, the within named bargainor, and that such person as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by such person as such Officer.

Witness my hand and seal, at Office in the foresaid County and State, this 15th day of May, 2020.



(Notary Public)

My Commission expires: _____

This document was executed and notarized in counterparts in compliance with Executive Order No 26 by Tennessee Governor Bill Lee, dated April 9, 2020.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot Nos. 115 and 116 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County, described according to a survey made by Z.J.Wilkinson, Surveyor June 27, 1940, as follows:

Beginning at the northeast corner of Arthur Ave. and Monroe St. thence with the easterly margin of Arthur Ave. northwardly 100 ft. to a point eight ft. south of a stone pier; thence eastwardly 155.2 ft. to the westwardly margin of an alley (the last 2 calls having been erroneously omitted from the legal description); thence with said alley, southwardly 41 ft. to the northeast corner of the property conveyed to D.E. Yeager & wife, by deed from Joe Walkup & wife of record in Book 1011, page 401, said Register's Office; thence with said Yeager's northerly line, westwardly 41.7 ft.; thence southwardly and with Yeager's westerly line 124 ft. to a stone pier in the northerly margin of Monroe St.; thence with said street, westwardly 128.6 ft. to the beginning.

Being part of the property conveyed to 1400 Arthur, LLC, a Delaware limited liability company by deed from Jewell Crawford, Personal Representative of the Estate of Temore Willis, Jr., of record as Instrument No. 20181207-0119719, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. No insurance is afforded as to the acreage or square footage contained in the insured property.
3. Matters shown on the Plan of record in Book 21, Page 23, said Register's Office.
4. Right-of-Way Dedication filed for record as Instrument No. 20200409-0037944, in the Register's Office for Davidson County, Tennessee.