20-1-354

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 FTEC File No. 35468-05-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,975,001.00. Affiant Subscribed and sworn to before me this 12th day of June, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 414671 **DEEDWARRSP**
06/15/2020 10:43:38 AM 3 pgs
Fees: $18.00 Taxes: $7,307.50

20200615-0060823

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Group 42, LLC 4140 Menendez Drive Pensacola, FL 32503	New Owner	Map and Parcel No.: 118 11 0 022 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Beisel and Shannon A. Beisel, husband and wife (collectively "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Group 42, LLC, a Tennessee limited liability company ("Grantee")**, its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 642 West Iris Drive, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under them, but no further or otherwise.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 12th day of June, 2020.

GRANTORS:

Michael D. Beisel

Shannon A. Beisel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Beisel and Shannon A. Beisel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

Notary Public
My Commission Expires: 3/6/24

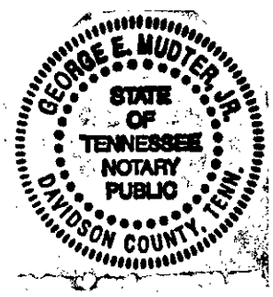


EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a survey by A & A Engineering dated 8/28/84 as follows:

Being part of Lot No. 7 and all of Lot No. 8 of Block B on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 68.43 on the easterly line of West Iris Drive and runs back between lines 128.2 feet on the north line and 136.51 feet on the south line, to a dead line on which it measures 56.7 feet.

Said Lot No. 8 fronts 70 feet on the easterly side of West Iris Drive and runs back 116.2 feet on the northerly line and 128.2 feet on the southerly line, to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to Michael D. Beisel and Shannon A. Beisel, husband and wife, by deed dated February 19, 2016 from RAM Consolidated Industries, Inc., a Tennessee Corporation of record in Instrument No. 20160223-0017020, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20171204-0123193, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 118 11 0 022 00.

2. All matters appearing on the Plan of record as Book 1130, page 36, Register's Office for Davidson County, Tennessee.