This instrument prepared by:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
4235 HILLSBORO PIKE STE 300
NASHVILLE TN 37215
TELEPHONE 615/ 930-0230

Karen Johnson Davidson County
Batch# 430064 DEEDWARR
07/02/2020 11:05:24 AM 4 pgs
Fees: $23.00 Taxes: $16,650.00

20200702-0071796

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer is $4,500,000.00

Yvonne Hall
AFFIANT

Subscribed and sworn to before me, this 1 day of July, 2020.

Brandy Gomez
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
MUSIC CITY PREP CLINIC	same	083-13-0-037.00 & 083-13-0-552.00
P.O. Box 68169		083-13-0-039.00
Nashville, Tennessee 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENGARRY PARTNERS**, a Tennessee general partnership, hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **MUSIC CITY PREP CLINIC**, a Tennessee not for profit corporation (hereinafter called Grantee, Grantee's successors and assigns, all its right, title and interest in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described as follows :

SEE EXHIBIT A
ATTACHED HERETO

TO HAVE AND TO HOLD said tract or parcel 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 that the same is unencumbered, except for Matters shown on the Plan of record in Plat Book 21, page

147, Register's Office for Davidson County, Tennessee, to which matters this conveyance is made subject.

AND **Grantor** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Grantee**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

Map & Parcel: 083 13 0 039.00 being unimproved property generally known as 0 Fatherland Street, Nashville, TN.

Map & Parcel: 083 13 0 037.00 being improved property generally known as 1105 Fatherland Street, Nashville, TN.

Map & Parcel: 083 13 0 552.00 being improved property generally known as 0 Fatherland Street, Nashville, TN.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed on this the 1st day of July, 2020.

GLENGARRY PARTNERS,
a Tennessee General Partnership

By: _____
Name: Hugh W. Entrekin
Title: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Hugh W. Entrekin, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Authorized Signatory of **GLENGARRY PARTNERS**, a Tennessee General Partnership, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Glengarry Partners as Authorized Signatory.

WITNESS my hand and official seal at office this 1st day of July, 2020.

_____
Notary Public

My Commission Expires: 05/12/2022.

SHAMECE BOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-12-2022

EXHIBIT A
LEGAL DESCRIPTION

That certain tract of land lying and being in the Davidson County, Tennessee, and being more particularly described as follows:

Parcel 1

Tract 1

Land in Davidson County, Tennessee, being Lot No. 87, as shown on the map entitled Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 50 feet on the northerly side of Hobson Avenue, now Fatherland Street extended, and extends back northerly between parallel lines 170 feet to an alley.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 88, as shown on the map entitled Plan of East Edgefield Plan of Lots, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 50 feet on the north side of Fatherland Street and runs back between parallel lines along the east margin of 11th Street, 170 feet to an alley.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 86, as shown on the map entitled Plan of East Edgefield Addition to Nashville, Tennessee, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on the north side of Fatherland Street, formerly Hobson Street, and runs back between parallel lines, 170 feet to an alley.

Parcel 1 Being the same property conveyed to GLENGARRY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from SAM THOMAS, Executor of the Estate of William L. Martin Jr., of record in Instrument No. 20190412-0033716, recorded April 12, 2019, said Register's Office.

Parcel 2

Tract 1

That certain tract of land lying and being in the Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85, as shown on the map entitled Plan of East Edgefield Addition, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts fifty (50) feet on the northerly side of Fatherland Street, formerly Hobson Avenue, and runs back between parallel lines 170 feet to an alley.

Tract 2

Land lying in Davidson County, Tennessee, being Lot No. 84, as shown on the map entitled Plan of East Edgefield Plan of Lots of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot 84 fronts 50 feet on the northerly side of Fatherland Street and extends back between parallel lines, 170 feet to an alley.

Parcel 2 Being the same property conveyed to GLENGARRY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from SAM THOMAS, Trustee of the William L. Martin, Jr. Revocable Trust dated September 23, 2014, of record in Instrument No. 20190412-0033717, recorded April 12, 2019, said Register's Office.