Karen Johnson Davidson County
Batch# 440116 DEEDWARRSP
07/17/2020 02:40:24 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200717-0078940

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
The Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219-6300	EXEMPT SAME	**072-05-0184.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of July, 2020.

Notary Public

ANN MARIE CHARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8-22-2020

For and in consideration of the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, Oakwood Investors, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County ("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, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as Map-Par. 072-05-0-184.00 in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 13 day of May, 2020.

GRANTOR:

OAKWOOD INVESTORS, LLC
A Tennessee limited liability company

By: _____
C. Hunter Nelson, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Grant, a Notary Public of said County and State, personally appeared C. Hunter Nelson, 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 Managing Member (or other officer authorized to execute the instrument) of Oakwood Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by him/herself as Managing Member of the company.

Witness my hand and seal, at Office in Nashville, TN, this 13 day of May, 2020.

_____
Notary Public

My Commission Expires: 9/7/21

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3A, as shown on the map entitled Resubdivision Plat, Resubdivision & Consolidation Plat, Oakwood Development, of record in Instrument No. 20190211-0012586, filed in the Register's Office for Davidson County, Tennessee.

Being the part of the same property conveyed to Oakwood Investors, LLC, a Tennessee limited liability company by Special Warranty Deed from Robert E. Johnson and wife, Patricia A. Johnson of record as Instrument No. 20180427-0039848, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 072-05-0184.00.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Subject to all matters shown on the Plan of record in Instrument No. 20190211-0012586, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Dwayne W. Barrett, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lisa A. Williams, a notary public for this county and state, Dwayne W. Barrett, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 7-9-2022
Notary's Seal (If on paper)

