Karen Johnson Davidson County
Batch# 460472 DEEDWARRSP
08/20/2020 08:37:30 AM 6 pgs
Fees: $33.00 Taxes: $6,784.65
20200820-0093822

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Robertson Avenue Partners, LLC c/o Michael A. Stewart 150 3rd Avenue South, Suite 2800 Nashville, Tennessee 37201	Same	090 12 0 057.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PAUL BUDSLICK, an individual (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to ROBERTSON AVENUE PARTNERS, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 6228 Robertson Avenue, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 15th day of August, 2020.

By: Paul Budslick
Name: Paul Budslick

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Paul Budslick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2020.

Alice Rogan
Notary Public

ALICE ROGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 6, 2022

My Commission Expires:

9-6-2022

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,833,689.00.

Paul Budnick

Sworn to and subscribed before me this 15th day of August, 2020.

Notary Public

ALICE ROGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 6, 2022

My Commission Expires:

9-6-2022

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS 2 & 3 AND PART OF AN ABANDONED ALLEY AS SHOWN ON THE PLAN OF SUBDIVISION OF LOT 28 AND PART OF LOT 30, OF THE B. F. COCKRILL ESTATE, OF RECORD IN BOOK 332, PAGE 2, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED BY SURVEY OF BARRY GREER & ASSOCIATES, DATED JUNE 30, 1980, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF CROLEY DRIVE AND THE NORTH RIGHT OF WAY OF ROBERTSON AVENUE AND PROCEEDING AS FOLLOWS; WITH SAID RIGHT OF WAY OF CROLEY DRIVE, N 04 DEGREES 00' E, 152 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 11, THENCE WITH THE NORTH RIGHT OF WAY OF AN ABANDONED ALLEY, S 84 DEGREES 42' E, 192 FEET TO AN IRON PIN, THENCE S 04 DEGREES 00' W, 152 FEET TO AN IRON PIN IN SAID RIGHT OF WAY OF ROBERTSON AVENUE AT THE SOUTHEAST CORNER OF LOT 2, THENCE WITH SAID RIGHT OF WAY, N 84 DEGREES 42' W, 192 FEET TO THE BEGINNING AND CONTAINING 0.67 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO PAUL BUDSLICK BY DEED FROM JERRY W. BLAIR AND WIFE, JOY S. BLAIR, OF RECORD IN INSTRUMENT NO. 202002280022621, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes for the year 2020 and subsequent years, a lien, not yet due and payable.
2. Plat of record in Book 332, page 2, Register's Office of Davidson County, Tennessee.
3. Easement(s) retained in Metropolitan Ordinance No. 64-325, dated September 01, 1964.

27139736.2

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

