Karen Johnson Davidson County
Batch# 483144 DEEDWARRSP
09/25/2020 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20200925-0110432

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson, Esq.
Maynard Cooper and Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

By: Jordan King
Affiant

Subscribed and sworn to before me, this 24th day of September 2020.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
ATP INVESTMENTS, LLC 5215 Harding Pike Nashville, TN 37205	New Owner	092-160-332.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **Bonnie Warner, Trustee of the Bonnie A. Warner Revocable Trust u/a/d August 2, 2007** ("**Grantor**"), hereby conveys, grants and releases unto **ATP Investments, LLC,** a Tennessee limited liability company ("**Grantee**") the following described land in Davidson County, Tennessee, to-wit ("**Property**"):

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville. Said Lot No. 138 fronts 50 feet on the westerly side of 18th Avenue South, and runs back parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Bonnie Warner, Trustee of the Bonnie A. Warner Revocable Trust u/a/d August 2, 2007 by Quitclaim Deed of record in Instrument No. 201903130023079, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 803 18th Avenue South, Nashville, Tennessee 37212. This is commercial property and not the Grantor's primary residence.

Together with all improvements located thereon; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belong to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as to those permitted matters set forth in **Exhibit A** attached hereto and incorporated by reference. Grantor further covenants that Grantor will warrant and defend the title to the said Property unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

[Signature on Following Page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective September 14, 2020.

GRANTOR:

Bonnie A Warner, Trustee

Bonnie A. Warner, Trustee of the Bonnie A. Warner Revocable Trust u/a/d August 2, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, Bonnie A. Warner, as Trustee of the Bonnie A. Warner Revocable Trust u/a/d August 2, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath swore to the information contained in the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21 day of Sept., 2020.

Jennifer L Johnson

Notary Public

My Commission Expires: 10-2-23

JENNIFER L JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Taxes for the years 2020, and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Plan Book 1, Page 69, in the Chancery Court for Davidson County, Tennessee.

3. Rights of parties in possession under unrecorded leases.

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.

Matt Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Ann Foster, 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.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/02/2023

Notary Seal:

