Karen Johnson Davidson County
Batch# 483155 DEEDWARRSP
09/25/2020 09:50:30 AM 6 pgs
Fees: $33.00 Taxes: $5,827.50
20200925-0110449

This Instrument Was Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
M&P Capital, LLC 129 S. 11th St Nashville, TN 37206	M&P Capital, LLC 129 S. 11th St. Nashville, TN 37206	083 09 0 227.00 083 09 0 228.00

SPECIAL WARRANTY DEED

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 **Young Men's Christian Association of Middle Tennessee**, a Tennessee non-profit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **M&P Capital, LLC**, a Florida limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

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, Grantor has executed this instrument as of the 21st day of September, 2020.

GRANTOR

YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee non-profit corporation

By: _____
Name: Peter Oldham
Title: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Ruth Ann Cox, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Peter Oldham, 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 Executive Vice President of YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a non-profit corporation, the within named bargainor, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of September, 2020.

_____
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 9, 2021

RUTH ANN COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00.

Affiant

Subscribed and sworn to before me,
this 23rd day of September, 2020.

Notary Public
My Commission Expires: 5-2-22

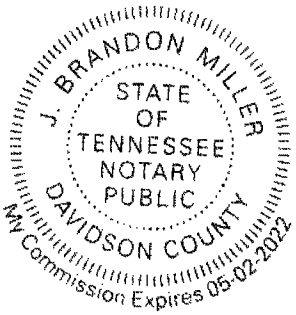


EXHIBIT A

Tract 1 (120 S. 11th St.):

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2 (122 S. 11th St.):

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to YMCA of Middle Tennessee by Warranty deed from Harold L. Siebert, married of record in Book 10609, page 409, Register's Office for Davidson County, Tennessee, dated September 15, 1997 and recorded on September 15, 1997.

Being also known as 120 and 122 South 11th Street Nashville, Tennessee 37206.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

