Karen Johnson Davidson County
Batch# 483979 DEEDWARRSP
09/28/2020 09:37:08 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20200928-0110974

This Instrument Was Prepared By:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Address of New Owner:
Alta Constructors, LLC
2515 Nolensville Pike
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel:
14200022500

SPECIAL WARRANTY DEED

WHEREAS, by Order of the Chancery Court for Williamson County, Tennessee, entered on or about November 29, 2018, in the matter styled Charles Eugene Duke, Plaintiff, v. Jerry D. Stephens, et al., Docket No. 43123, the undersigned, Jackson M. Welch, Jr., was appointed substitute trustee of the Duke Family Irrevocable Trust u/a/d November 19, 2002 (the "Trust"); and,

WHEREAS, by Order of the Chancery Court for Williamson County, Tennessee, entered on or about January 22, 2020, the said substitute was granted all right, power, and authority to sell the herein described real property at absolute auction and convey the same to the buyer thereof at said auction; and,

WHEREAS, said absolute auction was held on or about August 13, 2020 at which time the herein named Grantee purchased the said real property.

NOW, THEREFORE, 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 is hereby acknowledged, the said **Jackson M. Welch, Jr.**, in his capacity as Substitute Trustee of the Duke Family Irrevocable Trust u/a/d November 19, 2020, and not otherwise ("Grantor"), does hereby grant, bargain, sell, transfer, and convey unto **Alta Constructors, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, in fee simple, that certain tract or parcel of improved real property situated in Davidson County, Tennessee and being more particularly described as follows, together with all buildings, structures and improvements thereon and all rights, interests, easements and hereditaments appurtenant thereto (collectively, the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bellevue Center, Section 3, of record in Book 5200, page 103, Register's Office for Davison County, Tennessee, to which plan reference is made for a more complete legal description

Being the same property conveyed to J. D. Stephens, Trustee of the Duke Family Irrevocable Trust by Quitclaim Deed from Horace Duke, of record in Instrument No. 20021121-0144981, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Horace Duke and wife, Mary Louise Duke, by deed of record in Book 6607, page 25, Register's Office for Davidson County, Tennessee; the said Mary Louise Duke having predeceased Horace Duke, leaving title vested in Horace Duke as the surviving tenant by the entirety.

This is improved property commonly known as 158 – 168 Belle Forest Circle, Nashville, TN 37221.

Property taxes for the year 2020 have been prorated between the parties as of the date of this instrument, with the Grantor paying its pro rata share thereof to Grantee, who will be responsible for the payment of said taxes.

This conveyance is made subject to the following (the "Permitted Exceptions"):

(a) Real estate taxes for the year 2020, and subsequent years, a lien not yet due and payable;

(b) the rights and claims of Eyes on Jesus Church and Anvar Agzamov, as tenants only, under unrecorded leases;

(c) all matters shown on that certain ALTA/NSPS Survey, dated 9-15-2020, performed by Clint T. Elliot, R.L.S. No. 2347; and,

(d) all matters shown on the Plan of Bellevue Center, Section 3, which is of record in Book 5200, page 103, Register's Office for Davidson County, Tennessee.

To have and to hold the above described real property, together with all privileges, appurtenances, and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever. Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for the Permitted Exceptions, and Grantor warrants title and agrees to defined title to the said Property against the lawful claims of all persons claiming by, through, or under Substitute Trustee, or any predecessor trustee of the Trust, or Horace Duke in his capacity as Trustor of the Trust, but no further or otherwise, except for the Permitted Exceptions.

IN WITNESS WHEREOF, this instrument is hereby executed this 22 day of September, 2020.

GRANTOR:

Jackson M. Welch, Jr.,
Substitute Trustee, Duke Family Irrevocable Trust u/a/d November 19, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jackson M. Welch, Jr., Substitute Trustee of the Duke Family Irrevocable Trust u/a/d November 19, 2002, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 22 day of September, 2020.

Notary Public
My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $895,000.00

Affiant

SWORN to and subscribed before me this 22 day of September, 2020.

Notary Public
My Commission Expires: 2-4-23