SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 486824 DEEDWARRSP
09/30/2020 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20200930-0112894

File No.: HK-20-NED-136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $3,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CDM Realty Holdings, LLC	NEW OWNER	
(NAME)	(NAME)	**093-06-3-011.00**
4445 Upland Court		
(ADDRESS)	(ADDRESS)	
Cumming, GA 30040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alden Horton III and Juli Garner Horton, husband and wife, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said CDM Realty Holdings, LLC, a Tennessee limited liability company the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being more particularly described as follows:

BEGINNING at a building corner in the easterly right-of-way line of Rosa L. Parks Boulevard, at a corner common with the property of Lewis L. Laska, of record as Instrument No. 20010419-0038966, at the Register's Office for Davidson County, Tennessee;
thence leaving the easterly right-of-way line of Rosa L. Parks Boulevard, with the Southerly property line of Lewis L. Laska, North 62 degrees 24 minutes 50 seconds East, a distance of 152.74 feet to an iron rod set in the westerly right-of-way of Polk Alley;
thence with the westerly right-of-way line of Polk Alley, South 27 degrees 25 minutes 11 seconds East a distance of 37.00 feet to an iron rod set, at a corner common with Equitable Trust Company, of record as Instrument No. 20081013-0103056, at the Register's Office for Davidson County, Tennessee;
thence leaving the westerly right-of-way line of Polk Avenue, with the northerly property line of Equitable Trust Company, South 62 degrees 24 minutes 50 seconds West, a distance of 152.96 feet to an "X" in concrete in the easterly right-of-way line of Rosa L. Parks Boulevard;
thence with the easterly right-of-way line of Rosa L. Parks Boulevard, North 27 degrees 05 minutes 15 seconds West a distance of 37.00 feet to the POINT OF BEGINNING; containing 5,655 square feet or 0.130 acres, more or less.

Being the same property conveyed to Alden Horton, III, and his wife, Juli G. Horton, by Warranty Deed from Stephen L. Glover, a Florida resident, dated November 23, 2011, recorded November 30, 2011, in Instrument No. 20111130-0092951, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as *136 Rosa L. Parks Boulevard, Nashville TN 37203*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of September, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alden Horton III

Juli Garner Horton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alden Horton III and Juli Garner Horton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of September, 2020.

Notary Public
My Commission Expires: 3/8/2021

(SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY