Karen Johnson Davidson County
Batch# 487586 DEEDWARRSP
10/01/2020 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $5,920.00
20201001-0113396

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Brentwood Marketplace, GP 5215 Harding Pike Nashville, TN 37205	same as new owner	083-05-0-194.00 083-05-0-192.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOSEPHINE M. PONZIO** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BRENTWOOD MARKETPLACE, GP**, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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 Grantor's hand, this 28 day of September, 2020.

JOSEPHINE M. PONZIO

STATE OF FLORIDA)
COUNTY OF Duval)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JOSEPHINE M. PONZIO** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of September, 2020.

Notary Public

My Commission Expires: 12/12/22

BLAKE LEVY
Notary Public-State of Florida
Commission # GG 283635
My Commission Expires
December 12, 2022

STATE OF ~~FLORIDA~~ Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,600,000.00.

Affiant

Subscribed and sworn before me this 30th day of September, 2020.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT "A"
Legal Description

Tract I

Land in Davidson County, Tennessee, being the westerly part of Lot No. 1, as shown on the map entitled the Plan of Cobb's Subdivision of the R. K. Brown Property, of record in Book 332, page 144, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot No. 1 fronts 60 feet on the easterly side of Gallatin Pike and runs back 130 feet on the northerly line, and 131 feet on the southerly line with the northerly margin of Seymour Avenue, to the westerly line of the Fisher property, measuring 53 feet, more or less.

Tract II

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled the Plan of Cobb's Subdivision of the R. K. Brown Property, of record in Book 332, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPHINE M. PONZIO, MARRIED AS AND FOR HER SOLE AND SEPARATE ESTATE, by deed from JOHN WILLARD ALLEY AND THE WILLARD R. PERLEN TESTAMENTARY TRUST, of record in Book 8171, page 286, dated July 13, 1990, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Davidson County taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Matters shown on the Plan of record in Book 332, page 144, said Register's Office.
3. Water Line Easement of record in Book 966, page 761, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

