This Instrument Prepared by:
Paul F. Soper
2323 21st Ave. S, Suite 502
Nashville, TN 37203
615-712-6036

Karen Johnson Davidson County
Batch# 487875 DEEDWARRSP
10/02/2020 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $15,170.00
20201002-0113831

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Parga, GP 5215 Harding Pike Nashville, TN 37205	SAME	083-09-0-208.00

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, **RUSSELL STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **PARGA, 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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to those exceptions on **Exhibit "B"**, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend said 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 both the plural and the singular and vice versa, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 30th day of September, 2020.

RUSSELL STREET PARTNERS, LLC

BY: RYAN CHAPMAN
ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **RYAN CHAPMAN**, 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 **PRESIDENT** of **RUSSELL STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that he as **PRESIDENT**, being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained by signing the name of said bargainor by himself as **PRESIDENT**.

Witness my hand and seal in Nashville, TN, this 30th day of September, 2020.

Notary Public

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-5-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$4,100,000.00.**

Sworn to and subscribed before me this 30th day of September, 2020.

Notary Public

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-5-21

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Subdivision Plat of 10th & Russell, of record in Instrument No. 20170906-0091690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to RUSSELL STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HERRING BANK, AS TRUSTEE FOR THE BENEFIT OF THE BONDHOLDERS OF CRYSTAL FOUNTAIN CHURCH OF GOD IN CHRIST, of record in Instrument No. 20160706-0069133, dated June 28, 2016, said Register's Office and by Ordinance No. BL2017-694 of record in the County Court Clerk Office for said county.

Permitted Exceptions

1. Matters of exception shown on the issued title polic(ies) for the Property.

2. Mechanics and materialmen's liens associated with the construction underway to repair the tornado damage and rebuild the building and other improvements on the Property.

3. Real Property taxes for 2020, a lien now due and payable, but not yet delinquent.

4. Matters shown on the Plan of record in Instrument No. 20170906-0091690, said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170718-0072093, said Register's Office.

6. All zoning ordinances or governmental regulations or restrictions.

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)

