Karen Johnson Davidson County
Batch# 489596 DEEDWARRSP
10/05/2020 03:00:30 PM 6 pgs
Fees: $33.00 Taxes: $1,184.00
20201005-0115171

**THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO:**

Nelson Mullins Riley & Scarborough
Robert E. Leonard
150 4th Ave. North, Suite 1100
Nashville, Tennessee 37219

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00

Affiant

Subscribed and sworn to before me this 2nd day of October, 2020.

Notary Public

My commission expires: July 3, 2023

SPECIAL WARRANTY DEED

| **Name and Address of New Owner:** | **Send Tax Bills To:** | **Parcel No.:** |
|---|---|---|
| Ryan Gallagher and Jordan Gallagher<br>1019 Percy Warner Boulevard<br>Nashville, TN 37205 | SAME | 082-03-0-216.00 |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Myron Dowell**, an individual ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **Ryan Gallagher** and **Jordan Gallagher**, husband and wife (collectively, the "***Grantee***"), together with their successors, heirs and assigns, that certain tract or parcel of land located in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "***Property***").

The Property is improved property located at 215 Cleveland Street, Nashville, Davidson County, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject in all instances to the Permitted Encumbrances.

Grantor further covenants and binds Grantor, his successors, heirs and assigns to warrant and defend the title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

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Witness my hand this 1 day of October, 2020.

**GRANTOR:**

Myron Dowell

State of Maryland )
County of Prince George's )

Before me, a notary public of the state and county aforementioned, personally appeared Myron Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 1st day of October, 2020.

My commission expires:
9/25/2021

Notary Public

[END OF SIGNATURES]

# EXHIBIT A

## Property Description

Land in Davidson County, Tennessee, being in the 20th Ward of the City of Nashville and being part of an unnamed tract marked A.C. Webb on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office of Davidson County, Tennessee.

Beginning at a point at the northeast intersection of Cleveland Street and Stockell Street; thence with the easterly margin of Stockell Street, North 150.0 feet to a point; thence easterly 75.0 feet to a point; thence southerly 150.0 feet to a point in the north margin of Cleveland Street; thence with the margin of same westerly 75.0 feet to the point of beginning.

Being the same property conveyed to Myron Dowell, by Deed from Strategic Options International, LLC, a Tennessee limited liability company of record in Instrument No. 20200207-0014513, Register's Office for Davidson County, Tennessee.

# EXHIBIT B

## Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. No insurance is afforded as to the acreage or square footage contained in the Land.

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

4. All matters shown on plat(s) of record in Plat Book 332, Page 40, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Restrictive Covenants Running with the Land of the Nashville Housing Authority in the East Nashville Urban Renewal Project, by The Nashville Housing Authority, of record in Book 3368, Page 23, in the Register's Office of Davidson County, Tennessee.

6. Matters contained in Deed of record in Book 3677, Page 305, in the Register's Office of Davidson County, Tennessee.

7. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

