Davidson County
Batch# 497593 DEEDWARRSP
10/16/2020 02:22:10 PM 4 pgs
Fees: $23.00 Taxes: $7,585.00
20201016-0120853

| Address New Owner: | Send Tax Bills To: | Property Tax Identification Number: |
|---|---|---|
| Southern Exchange and Acquistion, Inc as Trustee for Main Street Land Trust<br>P.O. Box 160730<br>Nashville, TN 37216 | March Egerton<br>P.O. Box 160730<br>Nashville, TN 37216 | 0720201400 |
| This instrument prepared by: Tune, Entrekin & White, P.C.<br>315 Deaderick St, Suite 1700, Nashville, TN 37238 | | |

## SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged **Richard W. Carpenter, Sr.** (the "Grantor") has this day bargained and sold, and by these presents does hereby transfer and convey to **Southern Exchange and Acquisition, Inc. as Trustee for Main Street Land Trust** (the "Grantee") and to Grantee's successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized of the Property in fee simple and that Grantor has a good and lawful right to sell and convey the Property and that the Property is free from all liens or encumbrances, except for those matters set forth on Exhibit B attached hereto.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Grantor acknowledges that the Property is not homestead property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of October 5, 2020.

GRANTOR:

Richard W. Carpenter, Sr.

**STATE OF GEORGIA )**
**COUNTY OF PIKE )**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard W. Carpenter, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at officethis the 5th day of October, 2020.

Susan M. Davis
Notary Public

My commission expires: 03/17/2024

SUSAN M DAVIS NOTARY PUBLIC PIKE COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 17, 2024

State of Tennessee )
County of Davidson )

The actual consideration or value whichever is greater for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2020.

Notary Public

My Commission expires: 05/03/2021

TRENT NORTH NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2021

EXHIBIT A

**Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Subdivision Plat of the First Revision of Inglewood Retail Center, of record in Plat Book 9700, page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Richard W. Carpenter, Sr., by quitclaim deed from Home Road Property, LLC of record as Instrument No. 20180618-0058543 dated as of December 23, 1998, Register's Office for Davidson County, Tennessee.**

# EXHIBIT B

1. City and County taxes for 2020 which have been prorated between Grantor and Grantee we are hereby assumed by the Grantee not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 9700, page 550, said Register's Off

3. Restrictive Covenants contained in instrument of record in Book 633, page 474, said Register's Office.

4. Permissive Easement for ingress and egress of record in Book 3946, page 388, said Register's Office.

5. Easement for sewer of record in Book 1846, page 550, said Register's Office.

6. Easement reserved in Book 3898, page 399, said Register's Office.

7. Easement retained by Grantor in Book 3219, page 514, said Register's Office.

8. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Realmark Equities Corp., a Georgia limited liability corporation to Eckered Corporation, a Delaware corporation, of record in Book 10373, page 976, said Register's Office.

9. Subordination, Non-Disturbance and Attornment Agreement of record in Book 11292, page 664, said Register's Office.