Karen Johnson Davidson County
Batch# 500399 DEEDWARRSP
10/22/2020 01:28:30 PM 6 pgs
Fees: $33.00 Taxes: $3,885.00
20201022-0123037

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2020.

Notary Public

My commission expires: 3/6/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
601 Woodland LLC 601 Woodland Street Nashville, TN 37206	New Owner	082-15-0-174.00

FOR AND IN CONSIDERATION of the sum of One Million Fifty Thousand and no/100 Dollars ($1,050,000.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CASA, INC.**, a Tennessee nonprofit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **601 WOODLAND LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 601 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under 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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 20 day of October, 2020.

CASA, INC.,
a Tennessee nonprofit corporation

By: _____
Name: Nathan Weinberg
Title: Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nathan Weinberg, 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 Treasurer of CASA, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that as such officer of the nonprofit corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation as Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of October, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot No. 30 and Part of Lot No. 29, Henry Blood's Addition, of record in Plat Book 8250, Page 500, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to CASA, Inc. of Davidson County, a Tennessee not-for-profit corporation, by deed of record in Instrument No. 20040422-0045973, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 500, in the Register's Office for Davidson County, Tennessee.

3. Easement for ingress/egress of record in Book 9919, Page 436, in the Register's Office for Davidson County, Tennessee.

4. All matters as shown on Survey No. 20201074-1, prepared by Donovan Benson, TN RLS# 3046, dated July 22, 2020, last revised on Sept. 29, 2020, including but not limited to the following: Encroachment of carport, porch, and brick walkway over boundary line.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY