Address New Owner:	Send Tax Bills To:	Property Tax Identification Numbers:
Bandywood, GP 5215 Harding Road Nashville, TN 37215	Same	Map 11714 Parcel 165.00
This instrument prepared by: Tune, Entrekin & White, P.C. 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 **Fletcher Martin Burton, attorney-in-fact for Daniel Farrell Burton, Jr., Successor Trustee, Burton Family Revocable Living Trust Agreement dated August 1, 2004**, (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey to **Bandywood, GP,** a Tennessee general partnership (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 located at 2205 Bandywood Dr., Nashville, TN 37205.

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.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of October 28th, 2020.

Karen Johnson Davidson County
Batch# 505951 DEEDWARRSP
10/30/2020 02:41:30 PM 6 pgs
Fees: $33.00 Taxes: $7,585.00
20201030-0127152

GRANTOR:

/s/Daniel Farrell Burton, Jr., Successor Trustee

By: _____
Fletcher Martin Burton, attorney in fact

attorney in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

on this 28th day of October, 2020, before me personally appeared Fletcher Martin Burton , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel Farrell Burton, Jr., Successor Trustee and acknowledged that for purposes therein contained he executed the same as the free act and deed of Daniel Farrell Burton, Jr,. Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal the day, and year last above written.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

_____
Notary Public
My Commission expires: 1-3-22

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 28th day of October, 2020.

Notary Public

My Commission expires: 9/7/21

TRICIA BALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being a portion of Lot Nos. 32 and 33, as shown on the map entitled George Waters Subdivision Part Two, of record in Book 1130, page 68, 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 JOSEPH B.LEDBETTER, JR. AND DANIEL F. BURTON, by deed from CORNELIUS J. WHITE AND WIFE, ICA P. WHITE, of record in Book 4628, page 758, dated July 7, 1972, said Register's Office.

JOSEPH B. LEDBETTER, JR further conveyed by Partition Deed said property to DANIEL F. BURTON of record in Book 4648, page 28, said Register's Office.

DANIEL F. BURTON, A/K/A DANIEL FARRELL BURTON, further conveyed said property by Quitclaim Deed to PATRICIA M. BURTON, TRUSTEE, BURTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 1, 2014, of record as Instrument No. 20140805-0070279, dated August 1, 2014, said Register's Office.

Fletcher Martin Burton signs this Deed as Attorney -in-Fact for the Grantor Daniel Farrell Burton, Jr., Successor Trustee to Patricia M. Burton, Trustee Burton Family Revocable Living Trust under Agreement dated August 1, 2014, by Limited Power of Attorney of record as Instrument No. 20201014-0119415 said Register's Office.

EXHIBIT B

1. City and County taxes for 2020 which have been prorated between Grantor and Grantee and are hereby assumed by the Grantee.
2. Matters shown on the Plan of record in Plat Book 1130, page 168, said Register's Office.
3. Easements and Joint Alley Agreement of record in Book 4648, page 28, said Register's Office.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY