Karen Johnson Davidson County
Batch# 506418 DEEDWARRSP
11/02/2020 08:55:30 AM 5 pgs
Fees: $28.00 Taxes: $5,920.00
20201102-0127500

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1229 Martin Street Nashville, Tennessee 37203	Map/Parcel No. 10507010000	Same Address As New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBM), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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, 1229 MARTIN STREET, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfer and convey to JASON CHILDRESS, TRUSTEE of the GOOD DYING BUILDING TRUST (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located on 1229 Martin Street, Nashville, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

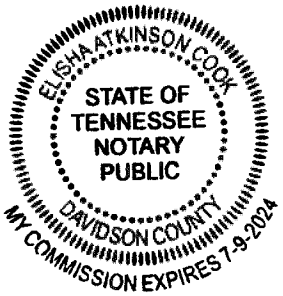
Melissa Ann Foster
Affiant

Subscribed and sworn to before me this 26th day of October, 2020.

Notary Public
My Commission Expires: 6/21/2021

JODEAN M. KING
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 26 day of October, 2020.



GRANTOR:

1229 MARTIN STREET, LLC

By: _____
Name: SAVANNAH YARBOROUGH
Title: OWNER/Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Savannah Jocelyn Yarborough, of the state and county aforesaid, personally appeared Davidson County, TN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged her/himself to be the ~~owner~~ representative of 1229 Martin Street, LLC, the within named bargainor, a Delaware limited liability company, and that s/he as such representative executed the foregoing instrument for the purpose therein contained, by signing the name of the company by her/himself as representative.

WITNESS my hand and seal, at office in Davidson County, ~~TN~~ Tennessee, this 26 day of October, 2020.

_____
Notary Public
My Commission Expires: 07/09/2024

EXHIBIT A

PROPERTY DESCRIPTION

A certain parcel of real estate located in Davidson County, Tennessee, and being described as follows, to wit:

Being Lot No. 1 on the Plan of Hagan & Merritt's Subdivision of Merritt Lands, as of record in Book 161, page 49, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the westerly side of Martin Street and runs back between parallel lines, with the southerly margin of an alley, 125 feet to an alley in the rear.

Being the same property conveyed to 1229 Martin Street, LLC by deed of record in Instrument No. 20190820-0083516 Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2020 and subsequent years.

2. Matters shown on Plat of record in Book 161, Page 49, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Pubic Right of Way of record in Instrument No. 202003090026335, Register's Office for Davidson County, Tennessee.

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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 06/21/2021

Notary Seal: