Box 36
3

Karen Johnson Davidson County
Batch# 517084 DEEDWARRSP
11/16/2020 01:45:10 PM 4 pgs
Fees: $23.00 Taxes: $5,675.80
20201116-0135005

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,534,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2020.

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 03, 2023

Notary Public

My Commission Expires: 1/3/23

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Townhomes on Graycroft LLC Suite 103, 4303 Gallatin Pike Nashville, TN 37216	New Owner	P/O 051-06-0-056.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUE WEST TOWERS LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TOWNHOMES ON GRAYCROFT LLC,** a Tennessee limited liabilty company,

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 11th District, Davidson County, Tennessee. Tract being bounded on the north and west by Due West Towers, LLC as recorded in Instrument Number 201606080058131, Register's Office Davidson County, Tennessee (RODC), by the Metro Government Chadwell tracts as recorded in Instrument Numbers 200111140124859 and 200005120047944, RODC and by the David and Connie Farr tract as recorded in Instrument Number 2001007300059939, RODC. On the east by the Christine Nilan tract as recorded in Instrument Number 201106140045447, RODC, on the south and east by the remainder of the said Due West Towers, LLC, and on the west by the eastern Right of Way (ROW) of Interstate 65. Tract being described according to a survey by Stivers Land Surveying, RLS 2219, dated September 22, 2020, as follows:

Point of Commencement being the southwestern corner of the said Due West Towers, LLC and being on the northern ROW of Due West Ave; thence with the western line of the said Due West Towers, LLC North 06°09'55" East 531.07' to an iron rod old on said eastern ROW; thence with said ROW North 37°04'54" East 430.86' to the point of beginning; thence continuing with said ROW North 37°04'54" East a distance of 150.13' to an existing concrete highway monument; thence North 11°00'24" East a distance of 358.34' to an existing concrete highway monument; thence North 23°56'55" East a distance of 32.05' to an iron rod old; thence with the common line of the said Metro Government Chadwell tracts South 82°27'42" East a distance of 404.37' to an iron rod old; thence a new line South 82°28'04" East a distance of 440.00' to an iron rod old; thence with the common line of the said David and Connie Farr tract South 82°29'23" East a distance of 80.74' to a point; thence with the common line of the said Christine Nilan tract South 08°41'14" West a distance of 289.16' to an iron rod old; thence with a new line North 58°43'47" West a distance of 190.83' to a point; thence South 31°16'13" West a distance of 20.81' to a point; thence North 58°43'47" West a distance of 53.19' to a point; thence North 82°27'42" West a distance of 281.52' to a point; thence South 07°32'18" West a distance of 274.26' to a point; thence North 82°15'15" West a distance of 301.75' to a point; thence South 16°46'36" West a distance of 57.26' to a point; thence North 76°36'03" West a distance of 200.89' to the point of beginning,

Having an area of 334,435.94 square feet, 7.678 acres, more or less.

Being part of the same property conveyed to Due West Towers LLC, a Tennessee limited liability company by deed from Institute in Basic Life Principles, Inc., an Illinois not-for-profit corporation, dated June 6, 2016 of record in Instrument No. 20160608-0058131, said Register's Office.

This conveyance is made subject to any taxes and assessments not yet due and payable, any easements and restrictions of public record in effect as of the date of this Deed, any encroachments visible upon the property, and all other matters of record.

This is unimproved property known as: 1022 South Graycroft Avenue, Madison, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature Page to Follow}

WITNESS my hand this 10th day of November, 2020.

DUE WEST TOWERS LLC,
a Tennessee Limited Liability Company

BY: Charles R. Jones
Charles R. Jones, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES R. JONES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of November, 2020.

Catherine H. Gwyn
Notary Public

My Commission Expires: 5-7-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY