This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 517266 DEEDWARRSP
11/17/2020 08:26:30 AM 6 pgs
Fees: $33.00 Taxes: $6,108.70
20201117-0135251

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Archer Enterprises LLC 818 18th Avenue S FL 10 Nashville, TN 37203	Archer Enterprises LLC 818 18th Avenue S FL 10 Nashville, TN 37203	Parcel No. 133-15-0-101.00

FOR AND IN CONSIDERATION of the sum of One Million Six Hundred Fifty-One Thousand Dollars and No/100 ($1,651,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **4013 TRAVIS DRIVE LLC**, a Tennessee limited liability company (collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ARCHER ENTERPRISES LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of November, 2020, but is effective as of the 13th day of November, 2020.

GRANTOR:

4013 TRAVIS DRIVE LLC,
a Tennessee limited liability company

By: Catalyst Capital LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Nicholas B. Ogden
Title: Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicholas B. Ogden, the Manager of Catalyst Capital LLC, a Tennessee limited liability company, the Manager of 4013 Travis Drive LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Manager of Catalyst Capital LLC, a Tennessee limited liability company, the Manager of 4013 Travis Drive LLC, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein expressed and contained, by signing his name, as such Manager.

Witness my hand and official seal this 10th day of November, 2020.

_____
Notary Public

My Commission Expires:

5/3/21

ROBERT MICHAEL SHOPTAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

4835-2353-1217, v. 1

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

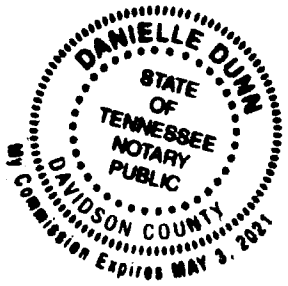
I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,651,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Heather Wood
Affiant

Sworn to and subscribed before me,
this 11th day of November, 2020.

Danielle Dunn
NOTARY PUBLIC

My Commission Expires: May 3, 2021



4835-2353-1217, v.1

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 14 & 16 on the Plan of Travis Park, as shown on plat of record in Plat Book 3700, Page 61 and Plat Book 3700, Page 62, as amended in Book 4400, Page 127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to 4013 Travis Drive LLC, a Tennessee limited liability company, from JWC Family, LLC, a Tennessee limited liability company, by Special Warranty Deed of record at Instrument No. 20190627-0062747, in the Register's Office for of Davidson County, Tennessee

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2020, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 61 and Plat Book 3700, Page 62, as amended in Book 4400, Page 127, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the ALTA Survey prepared by Clint Elliott Survey, stamped October 12, 2020 by Clint T. Elliott, TN RLS #2347.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

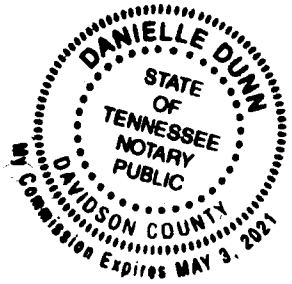
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731