Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
1621 Ensley Partners, LLC 700 12th Ave. South, Ste. 302 Nashville, TN 37203	105-8-238.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

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, **LAWRENCE H. HART, AN INDIVIDUAL RESIDENT OF THE STATE OF TENNESSEE AND CUMBERLAND ADVISORY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (collectively "Grantor") has bargained and sold, and by these presents does transfer and convey to **1621 ENSLEY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron rod in the west right of way of Ensley Drive at a point where Ensley Drive meets 4th Avenue South or Nolensville Road, said point being the southeast corner of the herein described lot;

Thence, with a curve to the right, having a Radius of 25 feet, a Delta of 151 deg. 05 min. 09 sec., an Arc length of 65.924 feet, and a Chord of South 71 deg. 47 min. 57 sec. West, 48.42 feet to an iron rod in the east right of way of 4th Avenue South; thence, with the east right of way of 4th Avenue South, North 32 deg. 39 min. 29 sec. West, 417.70 feet to an iron rod; thence leaving said right of way, North 56 deg. 14 min. 02 sec. East, 284.62 feet to an iron rod in the west right of way of Ensley Avenue; thence, leaving said right of way North 33 deg. 28 min. 19 sec. West, 79.50 feet to an iron rod; thence, North 51 deg. 12 min. 17 sec. East, 40.19 feet to an iron rod in the west right of way of Ensley Avenue; thence with the west right of way of Ensley Avenue South 07 deg. 47 min. 32 sec. East, 92.35 feet to an iron rod; thence, with a curve to the right, having a Radius of 3,054.30 feet, a Delta of 02 deg. 16 min. 34 sec., an Arc length of 121.34 feet and a Chord of South 04 deg. 52 min. 55 sec. East 121.333 feet to an iron rod; thence South 03 deg. 44 min. 38 sec. East, 374.64 feet to the point of beginning.

Being the same property conveyed to Sameh H. Sidhom and Lawrence H. Hart by Warranty Deed from Paul G. Freeman, III, Lucy Ann Freeman and Susan Ensley Freeman recorded April 17, 2007 in Instrument No. 20070417-0045668, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed recorded June 28, 2013 in Instrument No. 20130628-0066751, Register's Office for Davidson County, Tennessee, Lawrence H. Hart conveyed his one-half interest to Lindsey Hart Manolache, subject to life estate retained by Lawrence H. Hart.

By Warranty Deed recorded March 7, 2014 in Instrument No. 20140307-0019532, Register's Office for Davidson County, Tennessee, Sameh H. Sidhom conveyed his one-half interest to Cumberland Advisory Group, LLC.

By Quitclaim Deed recorded January 21, 2016 in Instrument No. 20160121-0006371, Register's Office for Davidson County, Tennessee, Lindsey Hart Manolache conveyed her interest to Lawrence H. Hart.

****Said property is not the primary residence of Lawrence H. Hart.**

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

Karen Johnson Davidson County
Batch# 520945 DEEDWARRSP
11/25/2020 08:02:33 AM 3 pgs
Fees: $18.00 Taxes: $13,505.00
20201125-0138150

PERMITTED EXCEPTIONS

1) Taxes for the year 2021, a lien, but not yet due and payable.
2) Storm Water Detention Agreement of record in Instrument No. 20070615-0071730, Register's Office for Davidson County, Tennessee.
3) Easement for Storm Drainage of record in Instrument No. 20070615-0071748, Register's Office for Davidson County, Tennessee.

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,650,000.00

Affiant

Subscribed and sworn to before me this 19 day of November, 2020.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved property located at **1621 Ensley Blvd., Nashville, TN 37210**

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 that it is lawfully seized and possessed of said Property in fee simple, has good right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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 said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 19th day of ~~July~~ November, 2020.

LAWRENCE H Hart by Jason Hamilton Hart
Attorney-In-Fact

Lawrence H. Hart by Jason Hamilton Hart, Attorney-In-Fact

Cumberland Advisory Group, LLC

By: Glenn Dukes, Sole Member

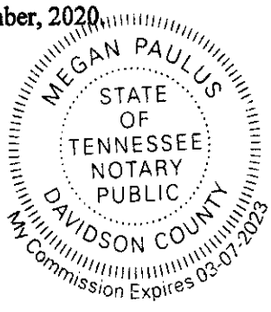
JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON HAMILTON HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAWRENCE H. HART, and who acknowledged he/she/they executed the same as the free act and deed of the said LAWRENCE H. HART. Said Power of Attorney is of record in Instrument No. ' , Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 19th of November, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CUMBERLAND ADVISORY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of November, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

