THIS INSTRUMENT PREPARED BY:

Kathleen Tomcho, Esq.
The Tomcho Law Firm, P.C.
3046 Brightwood Lane
Marietta, GA 30067
(678) 570-7606

REVIEWED FOR LEGAL COMPLIANCE BY/
PLEASE RETURN TO:

Russell J. McCann, Esq.
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37207
(615) 377-3319

Karen Johnson Davidson County
Batch# 523424 DEEDWARRSP
12/02/2020 12:45:30 PM 6 pgs
Fees: $33.00 Taxes: $15,077.50
20201202-0139998

ADDRESS OF GRANTEE:	**SEND TAX BILLS TO:**	**PARCEL NO.:**
Notch Properties, LLC 2948 Sidco Drive Nashville, TN 37210 Attn: Mathew Root	GRANTEE	118-16-0-028.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LIVE OAK PROPERTIES, LLC**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey, to **NOTCH PROPERTIES, LLC**, hereinafter called the "Grantee", that certain real property in Davidson County, State of Tennessee, as described in **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever; and Grantor covenants to Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit B** attached hereto and incorporated herein by this reference; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

[Signature and acknowledgement follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date indicated in the acknowledgement below, but this instrument is to be effective as of November 23, 2020.

LIVE OAK PROPERTIES, LLC

By: _____
G. Marshall Hart, Jr., its President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **G. Marshall Hart, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Live Oak Properties, LLC, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in such capacity for said entity.

Given under my hand and official seal this the 23 day of November, 2020.

[SEAL] STACY TORRES NOTARY PUBLIC EXPIRES TENNESSEE Feb 20, 2023 WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 02/20/2023

Address of Grantor:

Live Oak Properties, LLC
118 16th Avenue South, Suite 230
Nashville, TN 37203
Attn: G. Marshall Hart, Jr.

AFFIDAVIT OF CONSIDERATION

The undersigned hereby attest that the actual consideration or value, whichever is greater, for this transfer is $4,075,000.00.

NOTCH PROPERTIES, LLC

By:_____
Name: Russell J. McCann
Title: Its Attorney

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **Russell J. McCann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney for Notch Properties, LLC, and that he, as such legal representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in such capacity for said entity.

WITNESS my hand and seal at office on this the 23rd day of November, 2020.

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

[SEAL]

_____
Notary Public

My Commission Expires:_____

EXHIBIT A

DESCRIPTION OF PROPERTY

Being Lot No. 41 and the southerly one-half of Lot No. 40 on the plan of Sidco Subdivision, Section Two, of record in Book 2331, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 41 and the southerly one-half of Lot No. 40 adjoin and front together 150 feet on the easterly side of Sidco Drive and run back between parallel lines 230 feet to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Live Oak Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 12, 2013, from Oak Hill Investments, LLC, filed of record on June 19, 2013 with the Register's Office for Davidson County, Tennessee, as Instrument #20130619-0063009.

This is improved property known as 2948 Sidco Drive, Nashville, TN 37204.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Davidson County taxes for 2020, being paid in full at closing, and subsequent tax years

2. Lease Agreement between Assignor and M., Inc. d/b/a Strawn Restaurant Group dated March 23, 2018, as amended by that certain Amendment to Lease dated October 16, 2018 and that certain Second Amendment to Lease dated November 18, 2020

3. Matters shown on plan of record in Book 2331, Page 93, in the Registers Office of Davidson County, Tennessee

4. Easement of record in Book 2486, Page 314, in said Register's Office

5. Mineral Rights reserved in instrument of record in Book 2152, Page 347, in said Register's Office

6. Covenants, conditions and restrictions as set forth in the instruments recorded in Book 2489, Page 373; Book 3789, Page 843; and Book 4233, Page 714, in said Register's Office

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021