THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829644**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2020. Notary Public My Commission Expires: _

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 524331 DEEDWARRSP
12/03/2020 11:50:39 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20201203-0140522

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Partners Real Estate Group 2011 Ashwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 10416040100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kent Kyger, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Partners Real Estate Group, a Tennessee general partnership**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Those certain tracts and parcels of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Parcel No 1: Lots No. 69 and 70, in the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, as amended in Book 3842, Page 147, Register's Officer for said County. Said Lots 69 and 70 front together 180 feet on the Southerly side of Ashwood Avenue and run back between parallel lines with the Easterly margin of an alley 175 feet to an alley in the rear.

Parcel No. 2: Parts of Lots No. 65, 66 and 67 in the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, as amended in Book 3842, Page 147, Register's Office for said County, being the portions of said Lots 65 and 66 and all of that part of said Lot 67 reserved and not included in a deed of March 13, 1967, to The Ashwood Company of record in Book 4111, Page 840, Register's Office for said County.

There is excepted from the above described property and from this conveyance that certain property conveyed to SCW, Inc., by Warranty Deed from Charles B. Smith, et al, of record in Book 5867, Page 743, in the Register's Office for Davidson County, Tennessee, dated March 25, 1982, and recorded on March 31, 1982.

Being the same property in which Michael J. Baron conveyed his entire interest to Kent Kyger, by Quitclaim Deed of record in Instrument No. 20170807-0080784, in the Register's Office for Davidson County, Tennessee, dated July 11, 2017, and recorded on August 7, 2017.

Said property was never the primary marital residence of grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 3842, Page(s) 147.

Rights or claims of tenants under unrecorded leases.

This is improved property located at 2011 Ashwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2020.

Kent Kyger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kent Kyger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024