Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 525719 DEEDWARRSP
12/07/2020 11:59:20 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00

20201207-0141693

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35804-09-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me this 19th day of November, 2020. Notary Public My Commission Expires:

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

SPECIAL WARRANTY DEED

Address New Owner: John Pelham McMurry, Jr. and Sylina M. McMurry 529 Myatt Drive Madison, TN 37115	Send Tax Bills To: John Pelham McMurry, Jr. and Sylina M. McMurry 2067 Graceland Drive Goodlettsville, TN 37072	Tax Information: Map and Parcel No.: 03415003400

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, Maple Ridge Properties, LLC, a Tennessee limited liability company ("Grantor") has this day bargained and sold, and does hereby transfer and convey to John Pelham McMurry, Jr. and Sylina M. McMurry, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 529 Myatt Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees and their heirs and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but no further or 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, the corporate party by its duly authorized officer, on the 19th day of November, 2020.

GRANTOR:

MAPLE RIDGE PROPERTIES, LLC
a Tennessee limited liability company

By: Robyn Marie Bass
Robyn Marie Bass, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robyn Marie Bass, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of Maple Ridge Properties, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of November, 2020.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision Plat of Lot Numbers 1 & 4, Rivergate Industrial Park, Section Two, as of record in Instrument No. 20170307-0022343, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maple Ridge Properties, LLC, a Tennessee limited liability company by deed dated May 6, 2015 from Skyview Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20150508-0042032, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed by deed dated January 4, 2016 from Ali Norbash, single of record in Instrument No. 20160106-0001004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 03415003400.
2. All matters appearing on the Plan of record as Instrument No. 20170307-0022343, Register's Office for Davidson County, Tennessee.
3. Flowage easement as referenced in Deed of Record in Book 6663, page 758, Register's Office for Davidson County, Tennessee.
4. Reservation of a 30 foot utility easement for sewer, gas, water and electricity, of record in Book 6663, page 758, Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance for sanitary sewer of record in Book 7026, page 930, Register's Office for Davidson County, Tennessee.