Karen Johnson Davidson County
Batch# 528099 DEEDWARRSP
12/09/2020 11:28:30 AM 5 pgs
Fees: $28.00 Taxes: $1,822.06
20201209-0143623

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger, Esq.
Maynard Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $492,450.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2020.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER

Notary Public
My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
KL 914 Partners 705 Belle Meade Blvd. Nashville, TN 37205	New Owner	083-010-253.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **M&S ASSOCIATES**, an Tennessee general partnership ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **KL 914 PARTNERS**, a Tennessee general partnership ("**Grantee**"), its successors, heirs and assigns, a forty-nine and 00/100 percent (49%) undivided interest in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **914 Gallatin Avenue, Nashville, Davidson County, Tennessee**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered and unrestricted, except as set forth on Exhibit B attached hereto, to which this conveyance is expressly made subject. Grantor further covenants and binds itself, its successors and assigns to warrant specially and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor, except as set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed to be effective for all purposes as of the 1st day of December, 2020.

GRANTOR:

M&S Associates,
a Tennessee general partnership

By: Christopher C. Dawson
Christopher Dawson
Its: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **CHRISTOPHER DAWSON** whose name as **AUTHORIZED REPRESENATITVE** of M&S Associates, a Tennessee general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said company.

Witness my hand, at office, this 1st day of December, 2020.

Notary Public

My Commission Expires: 11-8-21

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOVEMBER

EXHIBIT A

Legal Description

914 Gallatin Avenue

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1:

Lot No. 2 of the subdivision of the Petway Lands as shown on the plan of record in plan book 2, page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the west line of Gallatin Road, 50 feet north of the intersection of said west line with the north line of Petway Avenue, said point of beginning being the northeast corner of Lot No. 1 of said subdivision; thence northwardly along the wet line of Gallatin Road, 50 feet to a point; thence west parallel with said north line of Petway Avenue a distance of 184 feet, more or less, to the east line of a 20 foot alley; thence south along said east line a distance of 50 feet more or less to the northwest corner of lot No. 1; thence east along the north line of said Lot No. 1 a distance of 272 feet, more or less, to the point of beginning.

Tract 2:

Lot No. 1 of Petway's Subdivision, of Lot No. 7 of the Hobson Land, a plan of which is of record in Plan Book 2, Page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point where the north line of Petway Avenue intersects with the west line of Gallatin Road; thence northwardly along the said west line 50 feet to the southeast corner of Lot No. 2 of said subdivision; thence west along with the line between Lot Nos. 1 and 2, a distance of 172 feet, 10 ½ inches, more or less, to the east line of an alley; thence south along east line a distance of 46 feet, more or less, to the north line of Petway Avenue; thence east along said north line a distance of 162.5 feet to the point of beginning.

Being the same property conveyed to M&S Associates, a Tennessee general partnership by Deed from Larry Kephart and Patricia Diane Kephart, husband and wife, of record in Instrument No. 20150106-0001179 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plan Book 2, Page 42, in the Chancery Court of Davidson County, Tennessee.

3. Rights of others in and to the alley contiguous to the land.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, Matt Foster, 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 Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 06/21/2021

Notary Seal: