20-1-364

Karen Johnson Davidson County
Batch# 538563 DEEDWARRSP
12/21/2020 08:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,757.50
20201221-0150706

NEW OWNER:

Thornton & Pence Development
1021 Jarman Pvt Ln
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
20-1-364

SEND TAX BILLS TO:
New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($475,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Cobell Properties, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Thornton & Pence Development, a Tennessee General Partnership** ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Being Suite 1, on the plat of the Horizontal Property Regime of Inglewood Professonal Park, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Inglewood Professional Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190529-0050927, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Cobell Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Charlton Alan Woosley and Allyson B. Woosley, dated February 18, 2004, recorded March 2, 2004, of record in Instrument No. 20040302-0023212, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Charlton Alan Woosley and wife, Allyson Woosley, by Warranty Deed, from Richard L. Myers and wife, Lenny Ann Myers, dated August 15, 1988, recorded August 17, 1988, of record in Book 7629, page 308, Register's Office for Davidson County, Tennessee.

Failed deeds of record in Instrument No. 20020327-0036997, and Book 10159, page 803, Register's Office for Davidson County, Tennessee.

THIS IS PARTIALLY IMPROVED PROPERTY known as: **4117 Gallatin Pike, Ste. 1 (mailing address is 4117 Gallatin Pike, Ste. 101), Nashville, TN 37216**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants that it is lawfully seized in fee simple of the property and that it has a good and lawful right to sell and convey the same. GRANTOR covenants and binds itself and its successors and assigns to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.** The property is subject to all easements and restrictions of record.

POSSESSION shall be given on the date of recording of the deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of closing.

WITNESS MY SIGNATURE hereto this 17 day of December, 2020.

Cobell Properties, LLC, a Tennessee limited liability company

By: _____

Myles Crawford, Sole Member

STATE OF Tennessee

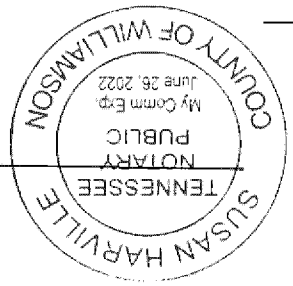
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Myles Crawford.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Sole Member** of **Cobell Properties, LLC, a Tennessee limited liability company**, the within-named Grantor, and he as such **Sole Member** being given the authority to so do, executed the within instrument for the purposes therein contained on behalf of **Cobell Properties, LLC, a Tennessee limited liability company**, by signing the name of the limited liability company by himself as **Sole Member**.

Witness my hand, at office, this 17th day of December, 2020.

_____
NOTARY PUBLIC

My commission expires: _____





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The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**.

AFFIANT

Sworn to and subscribed to before me this the 17 day of December, 2020.

NOTARY PUBLIC

My commission expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

MAP & PARCEL: 061110B00100

TRUE COPY CERTIFICATION

I, Susan Jackson, do hereby make oath that I am a licensed attorney and/or 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 Susan Harville, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 17 day of December, 2020.

Notary Public

My Commission Expires:

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 25, 2022
COUNTY OF WILLIAMSON