Karen Johnson Davidson County
Batch# 542974 DEEDWARRSP
12/29/2020 08:18:30 AM 7 pgs
Fees: $38.00 Taxes: $1,258.00
20201229-0153819

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Renewed By You, Inc. 3410 Clarksville Pike Nashville, TN 37218	069 12 0 066.00 069 12 0 076.00 069 12 0 083.00	Same as New Owner

This instrument prepared by: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Matthew T. Harris
211 Commerce Street, Suite 800, Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RENEWAL HOUSE, INC., a Tennessee non-profit corporation** ("Grantor"), does hereby transfer, bargain, sell, grant and convey to **RENEWED BY YOU, INC.,** a Tennessee non-profit corporation ("Grantee"), Grantee's successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This Property is unimproved property known as 3600 Clarksville Pike, 0 Bellefield Avenue, and 0 Clarksville Pike, Nashville, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Except for the Permitted Exceptions, Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 23 day of December, 2020.

RENEWAL HOUSE, INC.,
a Tennessee corporation

By: Pamela Sessions

Its: CEO

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pamela Sessions, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the CEO of **RENEWAL HOUSE, INC.,** the within named bargainor, a Tennessee corporation, and that she as such CEO, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such _____.

WITNESS my hand and official seal, at 10:25 am, Wednesday, this 23 day of December, 2020.

Julia Howley
Notary Public

My Commission Expires: 3/6/24

[SEAL]

JULIA HOWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me this 23 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 5/9/23

EXHIBIT A

Description of the Property

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeast margin of State Route 112, U.S. Highway 41-A, being located 350 feet Southeast from centerline of Courtney Avenue, a 50-foot Street, being the centerline of the Tennessee Electric Power Company easement; thence leaving said margin of State Route 112 and with the centerline of said easement Northeasterly 578.5 feet to an angle in the easement; thence continuing with said centerline Northeasterly 400.75 feet to a point; thence South 49°15' East a distance of 123.3 feet to a point; thence South 42°15' West a distance of 33 feet to a point; thence South 47°00' East a distance of 282.75 feet to a point; thence South 39°15' West a distance of 320 feet, more or less, to a point; thence South 44°00' West a distance of 583 feet, more or less, to a point in the Northeast margin of State Route 112; thence in a Northwesterly direction with the Northeast margin of State Route 112, 361.5 feet to the point of beginning, containing 8.2 acres, more or less.

INCLUDED in the above described property is a 2-foot reserved parcel as shown on Sheet 69-12, Parcel No. 83, AND embraced within the limits of the above description, it was once proposed that a road or street called Bellfield Avenue, 50 feet wide, should run for a distance of 668.5 feet along the Southeasterly margin of parcel 66 as shown on sheet 69-12 of the Property Map and Records System of Davidson County, Tennessee, and also for a distance of 392.5 feet along the Southwesterly margin of parcel 76 and extending Northwesterly 240 feet, more or less to the Easterly margin of Courtney Avenue. All the right, title and interest of the grantors to the surface of said proposed street is herein conveyed.

Being the same property conveyed to RENEWAL HOUSE, INC., by deed of record as Instrument No. 20080711-0071631, said Register's Office.

EXHIBIT B

Permitted Exceptions

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

2. Easement granted unto Tennessee Electric Power Company of record in Book 787, page 2, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, John A. Gupton III., 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.

John A. Gupton III

State of Tennessee)
County of Davidson)

Personally appeared before me, Iva J. Binkley, a notary public for this county and state, John A. Gupton III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Express Expires:
Notary' Seal (if on paper)

