SPECIAL WARRANTY DEED

Karen Johnson Davidson County Batch# 544194 DEEDWARRSP 01/04/2021 08:49:30 AM 5 pgs Fees: $28.00 Taxes: $7,400.00 20210104-0000081	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00. Affiant Subscribed and sworn to before me, this the 28th day of December, 2020. Notary Public My commission expires: 10-23-23

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Cruzen Street Partners 2305 Cruzen Street Nashville, TN 37211	New Owner	071-03-0-126.00 071-03-0-125.00

FOR AND IN CONSIDERATION of the sum of Two Million and no/100 Dollars ($2,000,000.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Terry E. Wilkes and Janet Wilkes, each a resident of the State of Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Cruzen Street Partners, a Tennessee general partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 2405 Dickerson Pike 104 Kingston Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Each Grantor further covenants and binds himself and herself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 28th day of December, 2020.

SELLER:

Terry E. Wilkes
TERRY E. WILKES

Janet Wilkes
JANET WILKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry E. Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in GOODLETTSVILLE, Tennessee, this the 28th day of December, 2020.

Linda B. DeVault
NOTARY PUBLIC

(Seal)

LINDA B. DEVAULT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-23-23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Janet Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in GOODLETTSVILLE, Tennessee, this the 28th day of December, 2020.

Linda B. DeVault
NOTARY PUBLIC

(Seal)

LINDA B. DEVAULT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-23-23

Exhibit A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 146 and 147, as shown on the map entitled J. B. Haynie's Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot 146 fronts 60 feet (erroneously referenced as 160 feet in prior deeds) on the southerly side of King Street and runs back 140 feet on the easterly line and 160 feet more or less on the westerly line with the eastern margin of an alley to an alley in the rear and measures 140 feet (erroneously referenced in Instr. No. 20170110-0002644 as 1,409 feet) more or less on the rear line.

Said Lot 147 fronts 100 feet on the southerly side of King Street and runs back between parallel lines 140 feet to an alley.

TRACT 2

Land in Davidson County, Tennessee, being part of Lot Nos. 144 and 145, as shown on the map entitled J.B. Haynie's Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lots 144 and 145 front 120 feet on Dickerson Pike and run back between parallel lines and along King Street to an alley having a frontage of 135 feet on the said alley, which includes Lot 145 and all that part of Lot 144 beginning at Lot 143 and 144 on the Dickerson Pike and running back to a point on the alley 30 feet south of Lot 145 and being the same property conveyed to P. E. Gordon by deeds of J. C. Smythe, Trustee, of record in Book 700 page 635, by deed of G. W. Jones to P. E. Gordon of record in Book 741, page 185, by deed of Emma Black to P.E. Gordon, of record in Book 763, page 368, Register's Office for Davidson County, Tennessee, and being better described as beginning at the southeast corner of Dickerson Pike and King Street, being the northwest corner of said Lot 145. Thence with the easterly margin of said Pike, southerly 120 feet; thence easterly 170 feet more or less to a point on the westerly margin of an alley 135 feet southerly from the southerly margin of King Street; thence with the westerly margin of said alley 135 feet to the south margin of King Street, thence with the southerly margin of said street westerly 174 feet to the beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record as Instrument No. 20050803-0090847, said Register's Office.

TOGETHER WITH that portion of Alley No. ____ included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 68-570, of record in the County Court Clerk's Office for said County.

Being a portion of the same property conveyed to Terry E. Wilkes by deed of record in Instrument No. 20170110-0002644 Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

2. Lease of record in Book 11060, Page 899, in the Register's Office for Davidson County, Tennessee.

3. Easement(s) retained in Ordinance No. 68-570, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

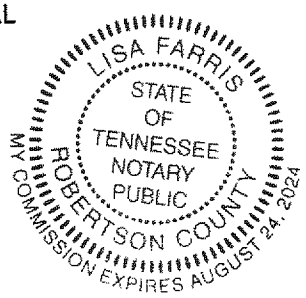
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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