Karen Johnson Davidson County
Batch# 547719 DEEDWARRSP
01/06/2021 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $273.80
20210106-0002105

SPECIAL WARRANTY DEED

FROM: Discover Madison, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: All Aboard Madison Properties, LLC

Address New Owner: as Follows:	Send Tax Bills To:	Map/Parcel Number:
All Aboard Madison Properties, LLC 783 Walter Morris Road Lebanon, Tennessee 37087	Same	Map/Parcel 042-16-0-247

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $74,000.00.

Mark Carver
Affiant

Sworn to and subscribed before me, this 4th day of January ~~2020~~ 2021

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Discover Madison, Inc.**, a Tennessee non-profit corporation (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **All Aboard Madison Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property known as 0 Madison Street, Madison, Davidson County, Tennessee 37115.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 4th day of ~~December, 2020.~~ January, 2021.

SELLER: Discover Madison, Inc.
a Tennessee non-profit corporation

By: Rodney Jarvis

Title: President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rodney Jarvis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of Discover Madison, Inc., the within named bargainor, a non-profit corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and seal at office in Nashville, Tennessee, this 4 day of ~~December, 2020~~ January 2021.

Notary Public

My Commission Expires: January 8, 2024

JENNIFER SYCHAREUNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Final Plat of the Discover Madison, Inc., Property, of record in Instrument No. 20190906-0090134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to DISCOVER MADISON INC., A TENNESSEE CORPORATION, by deed from AT&T CORP., of record in Instrument No. 20150513-0044073, dated August 5, 2014, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County taxes for 2020, which on January 1st thereof were exempt, but are subject to assessment to a non-exempt taxpayer on the pro-rata basis for such year.

2. Subject to all matters of public record affecting the property.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, do hereby make oath that I am 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.

Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of January, 2021.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

