THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
315 Deaderick St, Suite 1700
Nashville, TN 37238

Karen Johnson Davidson County
Batch# 554704 DEEDWARRSP
01/14/2021 03:26:30 PM 6 pgs
Fees: $33.00 Taxes: $6,290.00
20210114-0006727

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00 .

JACK F. KING JR. STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires March 6, 2024 DAVIDSON COUNTY

T. Rowell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF January, 2021

NOTARY PUBLIC

My Commission expires: MARCH 6, 2024

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
631 Second & Elm, LLC	SAME	093110143.00
(NAME)	(NAME)	
P.O. Box 120897		(formerly parcels 142,143 and a portion of 141)
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rutledge Flats, LLC, a Tennessee limited liability company hereinafter called the Grantor has bargained and sold, and by these presents does transfer and convey unto 631 Second & Elm, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, forever. The Grantor covenants with said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple,/has a good right to convey it, and that the same is unencumbered, unless otherwise set out herein on Exhibit C. The Grantor does further covenant and bind itself its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, 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.

Anything herein to the contrary notwithstanding, the Grantor is excluding from all warranties set forth in the foregoing paragraph the property described on Exhibit B (the "Excluded From Warranty

Property") due to the fact that the Grantor already owns the Excluded From Warranty Property. The Grantor does however transfer and convey to the Grantee all right, title and interest the Grantor has in and to the Excluded From Warranty Property.

The property transferred hereby is improved property located at 628 and 630 3d Ave. S., Nashville, TN 37086.

Witness our/my hand(s) this 11th day of January, 2021.

RUTLEDGE FLATS, LLC, Tennessee limited liability company

By: Mathews Advisors LLC, a Tennessee limited liability company, Co-Manager

By: _____
Robert C.H. Mathews, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert C. H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Mathews Advisors LLC, a Tennessee limited liability company, the Co-Manager of the Rutledge Flats, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Officer.

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

Patricia Scherman
Notary Public

My commission expires: March 8, 2022

PATRICIA SCHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

56844861.v2

EXHIBIT A

Lot 2 on the Subdivision Plat named Consolidation and Subdivision of Rutledge Flats prepared by James M. Overfelt , Registered Surveyor, TN No 1634, Dated October 7, 2020 of record as Instrument No. 20201230-0154599, Register's Office for Davidson County, TN

Being the same property conveyed to Rutledge Flats LLC, a Tennessee limited liability company by Deed of record as Instrument No. 20191216-0129050, said Register's Office, and as to the Excluded From Warranty Property, being a portion of the property conveyed to 631 Second & Elm, LLC by deeds recorded as Instrument No. 20130429-0042005 and Instrument No. 20160328-0029004 said Register's Office.

EXHIBIT B
(Description of Excluded From Warranty Property)

SURVEYOR'S DESCRIPTIONS
Tax Map No. 93-11 Part of Parcel 141

Being a 4.83-foot wide strip of land in the City of Nashville, Davidson County, Tennessee, generally being located between 2nd Avenue South and 3rd Avenue South, and between Lea Avenue and Elm Street, being more particularly described as follows:

BEGINNING on the easterly right-of-way line of 3rd Avenue South, same being S 27° 23' 47" E, 78.17 feet from the intersection of the easterly right-of-way line of 3rd Avenue South and the southerly right-of-way line of Alley No. 173;

THENCE, leaving 3rd Avenue South with a new severance line crossing Parcel 141, N 62° 36' 13" E, 140.00 feet to the westerly right-of-way line of Alley No. 148;

THENCE, leaving said severance line with said westerly right-of-way line of Alley No. 148, S 27° 23' 47" E, 4.83 feet to the northeast corner of Rutledge Flats LLC, of record in Instrument No. 20191216-0129050, R.O.D.C.;

THENCE, leaving Alley No. 148 with the northerly line of Rutledge Flats LLC, S 62° 36' 13" W, 140.00 feet to the easterly right-of-way line of 3rd Avenue South, being the northwest corner of said Parcel 142;

THENCE, leaving said northerly line of Rutledge Flats LLC, with the easterly right-of-way line of 3rd Avenue South, N 27° 23' 47" W, 4.83 feet to the **POINT OF BEGINNING**.

Containing 676 square feet or 0.016 acre, more or less.

EXHIBIT C

1. Property Taxes for the year 2021 and thereafter not yet due and payable for Tax/Parcel Identification Nos. 093-142.00 and 093-11-143.00

2. Matters shown on the Plat of Consolidation and Subdivision of Rutledge Flats of record as Instrument No. 20201230-0154599, Register's Office for Davidson County, Tennessee.
3. Declaration of Temporary Construction Easement recorded as Instrument No. 202101140006726, Register's Office for Davidson County, TN.

True Copy Certification

I, Melissa Foster, 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

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

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

