SPECIAL WARRANTY DEED

Karen Johnson Davidson County Batch# 564572 DEEDWARRSP 01/29/2021 01:57:30 PM 5 pgs Fees: $28.00 Taxes: $4,051.50 20210129-0013590	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,095,000.00. Affiant Subscribed and sworn to before me, this the 29 day of January, 2021. Notary Public My commission expires:

CONNOR R. SESTAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024

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:
1616 Sixteenth Avenue South LLC 1616 16th Avenue South Nashville, TN 37212	New Owner	104-08-0-354.00

FOR AND IN CONSIDERATION of the sum of One Million Ninety-Five Thousand and no/100 Dollars ($1,095,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, JGBS 1616, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 1616 SIXTEENTH AVENUE SOUTH LLC, a Tennessee limited liability company ("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 1616 16th Avenue South, Nashville, Tennessee 37212.

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 have executed this Special Warranty Deed effective as of the 29 day of January, 2021.

SELLER:

JGBS 1616, LLC,
a Tennessee limited liability company

By: _____
Name: J. Benjamin Schaedle
Title: member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ben Schaedle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the Member of JGBS 1616, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Ben Schaedle of JGBS 1616, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Ben Schaedle, Member of JGBS 1616, LLC.

Witness my hand and seal, at office in Davidson, Tennessee, this the 29 day of January, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

CONNOR R. SESTAK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 5, 2024

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being the northerly 60 feet of Lot No. 3 on the Plan of Subdivision of Lot No. 60, O.B. Hayes Addition called Rokeby of record in Plat Book 161, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 3 fronts 60 feet on the easterly margin of 16th Avenue South, formerly Belmont Street, and extends back between parallel lines 145.5 feet to an alley in the rear.

Being the same property conveyed to JGBS 1616, LLC by deed of record in Instrument No. 20170913-0093697, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.
2. Plan of record in Plat Book 161, Page 133, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, 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.

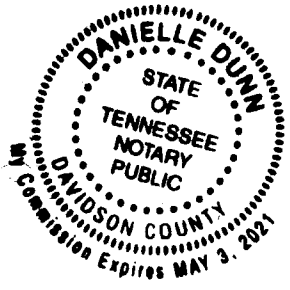
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(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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