Karen Johnson Davidson County
Batch# 567077 DEEDWARRSP
02/03/2021 12:37:30 PM 7 pgs
Fees: $38.00 Taxes: $3,800.75
20210203-0015648

SPECIAL WARRANTY DEED

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,027,228.86. Melissa Ann Foster Affiant Subscribed and sworn to before me, this the 2 day of February, 2021. Brandy Gomaz Notary Public My commission expires: 7-5-21

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:
428 Williams, LLC 2305 Cruzen Street Nashville, TN 37211	New Owner	See Exhibit C

FOR AND IN CONSIDERATION of the sum of One Million Twenty-Seven Thousand Two Hundred Twenty-Eight and 86/100 Dollars ($1,027,228.86), 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, GEORGE NICHOLAS SPIVA, TRUSTEE OF THE GEORGE NICHOLAS SPIVA TRUST DATED MAY 13, 2019 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 428 WILLIAMS, LLC, a Delaware 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 unimproved property.

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 it is 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.

Grantor further covenants and binds itself, its 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 2nd day of February, 2021.

GRANTOR:

_____, Trustee
GEORGE NICHOLAS SPIVA, TRUSTEE OF THE GEORGE NICHOLAS SPIVA TRUST DATED MAY 13, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George Nicholas Spiva ("Trustee"), 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 Trustee of The George Nicholas Spiva Trust Dated May 13, 2019 ("the Trust"), the within named bargainor, and that as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the George Nicholas Spiva, Trustee of the Trust.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2 day of February, 2021.

Kimberly J. Warrington
NOTARY PUBLIC

My Commission Expires: June 17, 2024

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 1- 76 inclusive, on the plan of Homes at 428 Williams Avenue, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 428 Williams Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201002-0113898 as amended in Instrument No. 20201109-0131022 and Instrument No. 20201124-0137844, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to GEORGE NICHOLAS SPIVA, TRUSTEE OF THE GEORGE NICHOLAS SPIVA TRUST DATED MAY 13, 2019, by deed from MONETTA R. BULLION, TRUSTEE OF THE JOINT REVOCABLE LIVING TRUST OF EUNICE O. BULLION AND MONETTA R. BULLION DATED 10-9-98, of record in Instrument No. 20190702-0064056, dated June 28, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.

2. Matters shown on the Plan of record in Book 332, Page 74, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5515, Page 979, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20201002-0113898 as amended in Instrument No. 20201109-0131022 and Instrument No. 20201124-0137844, said Register's Office.

Exhibit C

CO Parcel		042120C90000CO
1	300 Walker Terrace	042120C00100CO
2	302 Walker Terrace	042120C00200CO
3	304 Walker Terrace	042120C00300CO
4	306 Walker Terrace	042120C00400CO
5	308 Walker Terrace	042120C00500CO
6	310 Walker Terrace	042120C00600CO
7	312 Walker Terrace	042120C00700CO
8	314 Walker Terrace	042120C00800CO
9	316 Walker Terrace	042120C00900CO
10	320 Walker Terrace	042120C01000CO
11	322 Walker Terrace	042120C01100CO
12	324 Walker Terrace	042120C01200CO
13	326 Walker Terrace	042120C01300CO
14	328 Walker Terrace	042120C01400CO
15	330 Walker Terrace	042120C01500CO
16	332 Walker Terrace	042120C01600CO
17	334 Walker Terrace	042120C01700CO
18	336 Walker Terrace	042120C01800CO
19	338 Walker Terrace	042120C01900CO
20	318 Walker Terrace #1	042120C02000CO
21	318 Walker Terrace #2	042120C02100CO
22	318 Walker Terrace #3	042120C02200CO
23	318 Walker Terrace #4	042120C02300CO
24	318 Walker Terrace #5	042120C02400CO
25	318 Walker Terrace #6	042120C02500CO
26	318 Walker Terrace #7	042120C02600CO
27	318 Walker Terrace #8	042120C02700CO
28	318 Walker Terrace #9	042120C02800CO
29	318 Walker Terrace #10	042120C02900CO
30	318 Walker Terrace #11	042120C03000CO
31	318 Walker Terrace #12	042120C03100CO
32	318 Walker Terrace #13	042120C03200CO
33	318 Walker Terrace #14	042120C03300CO
34	318 Walker Terrace #15	042120C03400CO
35	318 Walker Terrace #16	042120C03500CO
36	318 Walker Terrace #17	042120C03600CO
37	318 Walker Terrace #18	042120C03700CO
38	318 Walker Terrace #19	042120C03800CO
39	318 Walker Terrace #29	042120C03900CO
40	318 Walker Terrace #28	042120C04000CO
41	318 Walker Terrace #27	042120C04100CO
42	318 Walker Terrace #26	042120C04200CO
43	318 Walker Terrace #25	042120C04300CO
44	318 Walker Terrace #24	042120C04400CO
45	318 Walker Terrace #23	042120C04500CO

46	318 Walker Terrace #22	042120C04600CO
47	318 Walker Terrace #21	042120C04700CO
48	318 Walker Terrace #20	042120C04800CO
49	500 Williams Woods Ct	042120C04900CO
50	502 Williams Woods Ct	042120C05000CO
51	504 Williams Woods Ct	042120C05100CO
52	506 Williams Woods Ct	042120C05200CO
53	508 Williams Woods Ct	042120C05300CO
54	510 Williams Woods Ct	042120C05400CO
55	512 Williams Woods Ct	042120C05500CO
56	514 Williams Woods Ct	042120C05600CO
57	501 Williams Woods Ct	042120C05700CO
58	503 Williams Woods Ct	042120C05800CO
59	505 Williams Woods Ct	042120C05900CO
60	507 Williams Woods Ct	042120C06000CO
61	509 Williams Woods Ct	042120C06100CO
62	511 Williams Woods Ct	042120C06200CO
63	513 Williams Woods Ct	042120C06300CO
64	515 Williams Woods Ct	042120C06400CO
65	516 Williams Woods Ct	042120C06500CO
66	518 Williams Woods Ct	042120C06600CO
67	520 Williams Woods Ct	042120C06700CO
68	522 Williams Woods Ct	042120C06800CO
69	524 Williams Woods Ct	042120C06900CO
70	526 Williams Woods Ct	042120C07000CO
71	528 Williams Woods Ct	042120C07100CO
72	530 Williams Woods Ct	042120C07200CO
73	517 Williams Woods Ct	042120C07300CO
74	519 Williams Woods Ct	042120C07400CO
75	521 Williams Woods Ct	042120C07500CO
76	523 Williams Woods Ct	042120C07600CO

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)

