# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 574150 DEEDWARRSP
02/12/2021 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20210212-0020610

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,500,000.00.

Yvonne Hall
Affiant

Subscribed and sworn to me on 12th day of February, 2021

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 33943

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| RSD Carson Street, LLC<br>c/o Red Seal Development Corp.<br>425 Huehl Road, Suite 18<br>Northbrook, IL 60062 | NEW OWNER | 105-16-0-236.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IPA PARTNERS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **RSD CARSON STREET, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a 1.302 more or less acre tract of land lying in the 17th Council District of Davidson County, Tennessee, and being a portion of Lot 15 on the plan of South Highland Subdivision, of record in Book 421 page 106, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated May 8, 2018, as follows:

Beginning at a 1" iron pipe found in the easterly margin of Carson Street (50 foot Right-of-Way), said point being in the southerly margin of Alley No. 1841 (15' wide, closed per Council Bill 094-1068) as shown on the plan of South Highland Subdivision, of record in Book 421 page 106, Register's Office Davidson County, Tennessee, and being the most northwesterly corner Lot 15 on said plan of South Highland Subdivision; Thence with the southerly margin of said alley, North 51 Degrees 18 Minutes 59 Seconds East a distance of 254.27 feet to a 5" rebar set (with cap "Anderson-Delk") in a westerly line of Lot 3 on the plan of SSS Properties, of record in Plat Book 6900 page 230, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Lot 3, and with the westerly lines of Lots 89 through 91 on the plan of Woodycrest, Section One, of record in Plat Book 1835 page 25, Register's Office Davidson County, Tennessee, and closely following an old wire fence, South 39 Degrees 35 Minutes 00 Seconds East, passing a 5" rebar (old-no cap) at 108.25 feet, a total distance of 221.41 feet to a point in a 2" metal fence post; Thence with the northerly line of the Cato Bass Jr. property of record in Book 8375 page 166, Register's Office Davidson County, Tennessee, and with the northerly margin of that portion of Coleman Street which was closed as evidenced by Deed Book 2012 page 585, Register's Office Davidson County, Tennessee, and closely following a chain link fence, South 51 Degrees 15 Minutes 59 Seconds West a distance of 257.75 feet to a 5" rebar set (with cap "Anderson-Delk") in the easterly margin of Carson Street; North 38 Degrees 41 Minutes 01 Seconds West a distance of 221.61 feet to the Point of Beginning, containing 56,706 square feet or 1.302 acres, more or less.

Being the same property conveyed to IPA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CHARLES R. SHACKLETT, of record as Instrument No. 20191125-0121654, dated November 25, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. General or special taxes and assessments required to be paid in the year 2020 and all subsequent years, a lien due and payable, but not yet delinquent.

**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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming

by or through 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.

**WITNESS** my hand, effective this 12th day of February, 2021.

IPA PARTNERS, LLC

By: _____
William F. Snyder, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared William F. Snyder, 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 Sole Member of IPA Partners, LLC, a Tennessee limited liability company, the within-named bargainor, and that being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name in his capacity as the Sole Member of the Company.

Witness my hand and official seal on the 11th day of February, 2021.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public
My Commission Expires: 7/9/2022

# 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.

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.

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY