Karen Johnson Davidson County
Batch# 577904 DEEDWARRSP
02/24/2021 03:24:30 PM 5 pgs
Fees: $28.00 Taxes: $7,696.00
20210224-0023337

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34128-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
GPK Holdings, LLC ATTN: Grant Kennedy 1784 Balvenie Court Brentwood, TN 37027	New Owner	118-07-0-175.00 & 118-11-0-074

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Edward N. Stewart (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto GPK Holdings, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Edward N. Stewart by Deed dated October 23, 1998 from Richard Head and wife, Angela Head, of record in Book 11179, Page 418, Register's Office for Davidson County, Tennessee.

THIS is improved commercial real property known as 2814 and 2816 Columbine Place, Nashville, TN 37204.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective the 18th day of February, 2021.

Edward N. Stewart

STATE OF Florida]
COUNTY OF Manatee]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward N. Stewart, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of February, 2021.

LIDIA CEDILLO
Notary Public - State of Florida
Commission # HH 043766
My Comm. Expires Sep 17, 2024
Bonded through National Notary Assn.

Lidia Cedillo
Notary Public
My Commission Expires: 9/17/24

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Manatee

The actual consideration or value, whichever is greater, for this transfer is $2,080,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2021.

Lidia Cedillo
Notary Public
My Commission Expires: 9/17/24

LIDIA CEDILLO
Notary Public - State of Florida
Commission # HH 043766
My Comm. Expires Sep 17, 2024
Bonded through National Notary Assn.

EXHIBIT A
Legal Description

Tract I:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "E" on the Plan of Berry Hill Gardens Subdivision, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "E" on the Plan of Berry Hill Gardens Subdivision, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 118-07-0-175.00 & 118-11-0-074. 2021 taxes have been prorated between the parties at closing and assumed by the Grantee.

3. Matters as shown on the Plan of record in Plat Book 1130, Page 36, said Register's Office (Tract I and II).

4. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4611, Page 101, Register's Office for Davidson County, Tennessee (Tract I).

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

