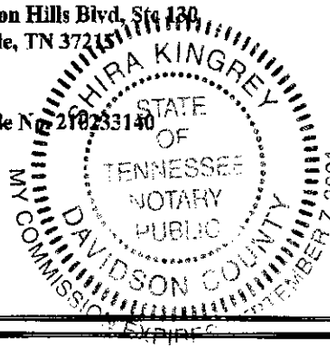
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233140**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2021. Notary Public My Commission Expires:



SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Historichomes LLC 145 Cross Timbers Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 02 0 134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **First Tennessee Bank National Association now known as First Horizon Bank** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Historichomes LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the Southerly Margin of Bridle Drive, the common Front of Lots Nos. 184 and 185; thence Southerly along line Between said Lots, 160.20 Feet to a point, the common rear corner of said Lots; thence South 84 deg. 45 min. East 196.81 Feet to a point in the Westerly Margin of Cross Timbers Drive; thence along the Westerly Margin of Cross Timbers Drive, Northwardly and Northwestwardly 240.91 Feet to a Point, the Beginning of a Curve; thence around said curve with a Radius of 25 Feet, Northwesterly, a Distance of 36.79 Feet to a point in the Southerly Margin of Bridle Drive; thence along the Southerly Margin of Bridle Drive; Westerly 191.16 Feet to the point of Beginning.

Being the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed from Jerry A. Bridenbaugh, as agent for Substitute Trustee, Mackie Wolf Zientz & Mann, P.C., of record in Instrument No. 20191014-0105224, in the Register's Office of Davidson County, Tennessee, dated October 11, 2019 and recorded October 14, 2019.

First Tennessee Bank National Association now being First Horizon Bank.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROSS TIMBERS, SECTION 4, as recorded in Plat Book 4175, Page(s) 54.

Karen Johnson Davidson County
Batch# 578779 **DEEDWARRSP**
02/25/2021 11:48:15 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20210225-0023898

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4317, Page 284.

This is improved property located at 145 Cross Timbers Drive Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of February, 2021.

First Horizon Bank

By: Nick Volpe
Its: Vice President

STATE OF ~~TENNESSEE~~ MICHIGAN)
COUNTY OF ~~DAVIDSON~~ KENT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nick Volpe**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is **Vice President of First Horizon Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of February 2021.

Notary Public

My Commission Expires: _____

SANDRA S. HAMILTON
Notary Public, State of Michigan
County of Kent
My Commission Expires 10-22-2025
Acting in the County of Kent