Karen Johnson Davidson County
Batch# 581137 DEEDWARRSP
03/02/2021 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $6,142.00
20210302-0026039

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
33838-1B / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
4800 CP Partners, LLC ATTN: Paul Karp or Drew Evans 4800 Charlotte Avenue Nashville, TN 37209	New Owner	091-15-0-260.00

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, **ASneed2 General Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **4800 CP Partners, 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 ASneed2 General Partnership, a Tennessee general partnership composed of Adam G. Sneed and William A. Sneed, Jr. by Warranty Deed dated October 21, 2020 from Cleveland D. Bain and Andrew B. Provost, collectively as to a one half undivided interest, of record in Instrument No. 20201026-0123799, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to ASneed2 General Partnership, a Tennessee general partnership composed of Adam G. Sneed and William A. Sneed, Jr. by Quitclaim Deed dated October 22, 2020 from Adam G. Sneed and William A. Sneed, Jr. (aka William A. Sneed, II), collectively as to a one half undivided interest, of record in Instrument No 20201030-0126407, said Register's Office.
>
> THIS is improved property known as 4800 Charlotte Avenue, Nashville, TN 37209.

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 it is lawfully seized in fee and possessed of the Real Estate; that it 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25 day of February, 2021.

ASneed2 General Partnership, a Tennessee general partnership

By: _____
Name: Adam G. Sneed
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam G. Sneed, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of ASneed2 General Partnership, a Tennessee general partnership, the within-named bargainor, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

WITNESS my hand, at office, this 25 day of February, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,660,000.00.

_____
Affiant

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

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being the easterly 34 feet of Lot No. 701, in Block 89, on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

EXHIBIT B
Permitted Encumbrances

1 Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 091-15-0-260.00. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

2 All Matters as shown on the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

3 All Matters as shown on the ALTA/NSPS Land Title Survey of 4800 Charlotte Avenue by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. No. 2048, dated December 4, 2020, last revised as to certification February 24, 2021, as Job No. 20177 CW.

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

