SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 585305 DEEDWARRSP
03/05/2021 11:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20210305-0029151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$480,000.00**.

Yvonne Hall
Affiant

Subscribed and sworn to before me, this the 25th 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 PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1100 Douglas, LLC 3250 Dickerson Pike, Suite 114 Nashville, TN 37207	072-13-0-422.00	SAME AS OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John P. Lynch, Trustee, and Doralee Lynch, Trustee of the John and Doralee Lynch Revocable Trust (together, the "Grantors"), have this day bargained and sold, and by these presents do hereby transfer and convey unto 1100 Douglas, LLC, a Tennessee limited liability company (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property that currently is municipally known as Map and Parcel No. 072-13-0-422.00 and located on 1100 Douglas Avenue, Nashville, TN 37206.

This conveyance is made subject to (a) current real estate taxes not yet due and payable; (b) Plat of record in Plat Book 421, Page 155 and Book 1021 and Easement(s) of record in Book 1021, Page 373 in the Register's Office of Davidson County, Tennessee; (c) any liens (including materialmen's, mechanics', and contractor liens and lien rights), claims, and conditions created by or related to Purchaser's or Purchaser's agents' inspection of the Property or any portion thereof prior to closing; (d) all governmental rules and regulations (including zoning and historic overlay) applicable to the ownership and use of the Property; and (e) all matters that may be disclosed by an accurate survey and inspection of the Property (collectively, the "Permitted Exceptions").

[Signature page to Special Warranty Deed]

WITNESS the signatures of the Grantors set forth below.

GRANTORS:

JOHN AND DORALEE LYNCH
REVOCABLE TRUST

By: _____
John P. Lynch, Trustee

By: _____
Doralee Lynch, Trustee

STATE OF SOUTH DAKOTA)
COUNTY OF South Dakota)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John P. Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Trustee of the John and Doralee Lynch Revocable Trust, the within-named bargainor, a trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by John P. Lynch as such Trustee.

Witness my hand, this 22 day of February, 2021.

_____
NOTARY PUBLIC

My Commission Expires:

12/28/2023

DEREK QUAME
Seal
Notary Public
South Dakota

STATE OF SOUTH DAKOTA)
COUNTY OF South Dakota)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Doralee Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Trustee of the John and Doralee Lynch Revocable Trust, the within-named bargainor, a trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by Doralee Lynch as such Trustee.

Witness my hand, this 22 day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

12/28/2023

DEREK QUAME
Seal
Notary Public
South Dakota

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being the East part of Lot No. 12 on the Plan of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoite's Plan of the Douglas Property of record in Plat Book 421, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of Douglas Avenue at the corner of Lots No. 12 and 13; thence with the line between said Lots Southerly 88 feet 6 inches to the Northerly margin of said alley Westerly 64 feet more or less to the Easterly line of Gallatin Road as widened, being the Easterly line of a strip of 8 feet of ground conveyed to the City of Nashville by deed from H. E. Waller and wife, of record in Book 1021, Page 373, Register's Office for Davidson County, Tennessee; thence along the Easterly line of Gallatin Road as widened and along the Easterly line of said 8-foot strip Northerly 72 feet more or less to the south margin of Douglas Avenue, thence with the margin of the same Easterly 61 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to JOHN P. LYNCH TRUSTEE AND DORALEE LYNCH, TRUSTEE OF THE JOHN REVOCABLE TRUST AND DORALEE LYNCH REVOCABLE TRUST, by deed from HOUDINI HOLDINGS, LLC, of record in Instrument No. 20180801-0074909, dated July 31, 2018, said Register's Office.

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