This Instrument Prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Name and Address of New Owner:
Argyle & Ridley
P.O. Box 636
Brentwood, TN 37024-0636

Karen Johnson Davidson County
Batch# 614974 DEEDWARRSP
04/14/2021 10:44:42 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210414-0049763

Send Tax Bills To:
New Owner

Map & Parcel No: 10510009200 and 10510035500
property commonly known as: 1805 & 1807 Ridley Boulevard, Nashville, TN 37203

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **RJ Rice Family Limited Partnership, a Tennessee Limited Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Argyle & Ridley LLC, a Tennessee Limited Liability Company** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract I:

Land in Davidson County, Tennessee being Lot No. A on the Plan of the Re-Subdivision of part of Lot 29 Waverly Land Co.'s Subd. of record in Plat book 3842, Page 115, Register's Office for said County, to which reference is hereby made for a more complete and detailed description thereof.

Being part of the same property conveyed to RJ Rice Family Limited Partnership by Deed dated January 3, 2006 from Russell Jerry Rice, recorded January 5, 2006, in Instrument Number 20060105-0001401, in the Official Records of Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee being Lot No. B on the Plan of the Re-Subdivision of part of Lot 29 Waverly Land Co.'s Subd. as of record in Plat book 3842, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to RJ Rice Family Limited Partnership, a Tennessee Limited Partnership by Deed dated June 28, 2006 from William G. Wallis, Sr. and wife, Ruth W. Wallis, recorded June 30, 2006, in Instrument Number 20060630-0078260, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 9th day of April, 2021

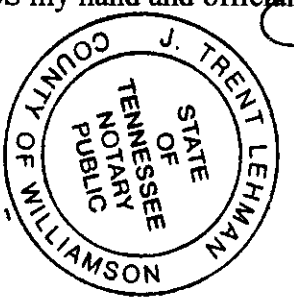
RJ Rice Family Limited Partnership

By: Russell Jerry Rice
Russell Jerry Rice, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Russell Jerry Rice General Partner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be General Partner, respectively, of **RJ Rice Family Limited Partnership,** the within named bargainor, a Limited Liability Company, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 9th day of April, 2021



Notary Public
My commission expires: 11/14/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **1,000,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of April, 2021

Notary Public
My commission expires: 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

File No. 17760