21-1-112

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 622037 DEEDWARRSP
04/26/2021 08:30:41 AM 5 pgs
Fees: $28.00 Taxes: $12,210.00
20210426-0054854

NEW OWNER:

CBEE Holdings, LLC
C/O Blaine H. Smith
150 Third Ave S, Ste. 2800
Nashville, TN 37201

THIS INSTRUMENT PREPARED BY:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
21-1-112

SEND TAX BILLS TO:
New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($3,300,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Ted J. Trammell, Jane Z. Trammell and Lori T. Brooks, as Trustees of The Trammell Revocable Trust** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **CBEE Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 2 & 3 and part of Lots 1 & 4 of Block 3 of Yarbroughs Subdivision of Woodland, as of record in Plat Book 57, page 155, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Prentice Avenue, 50 feet in width, and the easterly right-of-way line of 8th Avenue South, 68 feet in width;

Thence leaving the easterly right-of-way line of 8th Avenue South, with the southerly right-of-way line of Prentice Avenue, North 74 deg. 48 min. 37 sec. East, 155.82 feet to an

existing iron rod, at the intersection with the westerly right-of-way line of Alley #674, 15 feet in width;

Thence leaving the southerly right-of-way line of Prentice Avenue, with the westerly right-of-way line of Alley #674, South 15 deg. 07 min 26 sec East, 134.900 feet to an existing iron rod, at corner common with the property of Justin C. Prince, as of record in Instrument No. 20131101-0113445, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley #674, with the northerly property line of Justin C. Prince, South 74 deg. 51 min 31 sec West, 155.82 feet to an existing iron rod in the easterly right of way line of 8th Avenue South;

Thence with the easterly right-of-way line of 8th Avenue South, North 15 deg. 07 min 26 sec. West, 134.76 feet to the POINT OF BEGINNING. Containing 21, 009 square feet or 0.482 acres more or less.

Legal description based on ALTA/NSPS Land Title Survey of 2200 8th Avenue South by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Michael H. Charette, TN RLS 2048, dated March 17, 2021.

Being the same property conveyed to The Trammell Revocable Trust, by Quitclaim Deed, from Ted J. Trammell, dated May 12, 2016, recorded May 13, 2016, of record in Instrument No. 20160513-0048028, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Ted J. Trammell, by Warranty Deed, from Tennessee Building Material Association, Inc., dated January 26, 1984, recorded January 26, 1984, of record in Book 6221, page 47, Register's Office for Davidson County, Tennessee.

THIS IS
IMPROVED PROPERTY known as: **2200 8th Avenue South, Nashville, TN 37086**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants that it is lawfully seized in fee simple of the property and that it has a

good and lawful right to sell and convey the same. GRANTOR covenants and binds itself and its successors and assigns to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.** The property is subject to all easements and restrictions of record.

POSSESSION shall be given on the date of recording of the deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of closing.

WITNESS MY SIGNATURE hereto this 23 day of April, 2021.

The Trammell Revocable Trust

By: _____
Ted J. Trammell, Trustee

By: _____
Jane Z. Trammell, Trustee

By: _____
Lori T. Brooks, Trustee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Ted J. Trammell, Jane Z. Trammell, and Lori T. Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are **Trustees** of **The Trammell Revocable Trust**, the within-named Grantor, and they as such **Trustees** being given the authority to so do, executed the within instrument for the purposes therein contained on behalf of **The Trammell Revocable Trust**, by signing the name of the trust by themselves as **Trustees**.

Witness my hand, at office, this 23rd day of April, 2021.

NOTARY PUBLIC

My commission expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June 26, 2022
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater, for this transfer is **$3,300,000.00**.

AFFIANT

Sworn to and subscribed to before me this the 23 day of April, 2021.

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires:_____

MAP & PARCEL: 10514007700