Karen Johnson Davidson County
Batch# 623508 DEEDWARRSP
04/27/2021 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $3,422.50
20210427-0056144

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Fairmont North Partners, LLC 4501 Nebraska Avenue Nashville, Tennessee 37209 Attn: Erin Tolbert	Map/Parcel Nos. 081-11-0-304.00 081-11-0-305.00	Fairmont North Partners, LLC 4501 Nebraska Avenue Nashville, Tennessee 37209 Attn: Erin Tolbert
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, KENNETH SACKS and wife, MARY LISA GASTON SACKS (collectively, the "Grantor"), have bargained and sold, and by these presents transfers and conveys to FAIRMONT NORTH PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 1508 and 1510 Buchanan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Fidelity National Title Insurance Company
By: [signature]
Affiant

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 202

Subscribed and sworn to before me this 26 day of April, 2021.

[signature]
Notary Public
My Commission Expires: 08-24-2024

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26 day of April, 2021.

GRANTOR:

KENNETH SACKS

MARY LISA GASTON SACKS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Kevin D. Montgomery, the undersigned, a Notary Public in and for said County and State, the within named KENNETH SACKS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 26 day of April, 2021.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Kevin D. Montgomery the undersigned, a Notary Public in and for said County and State, the within named MARY LISA GASTON SACKS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the _____ day of April, 2021.

Notary Public

My Commission Expires:

EXHIBIT A

DESCRIPTION OF PROPERTY

Tract 1 (Map/Parcel 081-11-0-305.00):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of W. M. Butler's Subdivision, of record in Plat Book 57, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2 (Map/Parcel 081-11-0-304.00):

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of W. M. Butler's Subdivision, of record in Plat Book 57, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth Sacks and Mary Lisa Gaston Sacks, husband and wife, by Deed of record in Instrument No. 20200416-0039814, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2021 and subsequent years, a lien, not yet due and payable.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

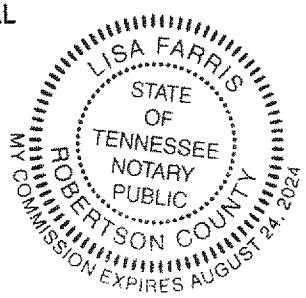
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731