Karen Johnson Davidson County
Batch# 629018 DEEDWARRSP
05/05/2021 08:51:30 AM 5 pgs
Fees: $28.00 Taxes: $8,880.00
20210505-0059963

THIS INSTRUMENT PREPARED BY:
William G. Brown
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2021.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows:
12 Lives LLC
1973 New Highway 96W
Frankln, TN 37064-4815

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-09-0-472

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FOURTEEN5, INC., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

12 LIVES LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Edgehill Estates, Section 109, of record in Plat Book 4885, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that property conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 7622, page 931, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point located on the eastern margin of the Twelfth Avenue South right-of-way, said point being further described as being the common southwest corner of Lot No. 1 and the northwest corner of Lot No. 13 of Edgehill Estates, Section 109; thence North 85 deg. 11 min. E, 124.45 feet to a point, said point lies on the western margin of Public Alley No. 649; thence with the right-of-way of said alley, South 6 deg. 27 min. East, 25.63 feet to a point, said point is further described as being the common corner of said Lot No. 1 and 13; thence with the common property line of Lot No. 1 and 13, North 83 deg. 45 min. East, 132.91 feet to the point of beginning containing 1,594 square feet, or 0.04 acres.
>
> Being part of the same property conveyed to Nashville Pet Emergency Clinic, Inc., by deed from Mrs. Jerry F. Law and husband, Robert W. Law, of record in Book 5902, page 785, dated June 16, 1982, said Register's Office. Pursuant to the Articles of Amendment dated August 2, 2018, filed in the Secretary of State's Office, NASHVILLE PET EMERGENCY CLINIC, INC. IS N/K/A FOURTEEN5, INC.

This conveyance is made subject to:

1. 2021 taxes, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 4885, page 47, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the ALTA/NSPS Land Title Survey by TWM, TNRLS No. 2391, dated April 14, 2021, Project Number 210402.

4. Rights of tenant in possession, as tenant only, under unrecorded written leases.

202105050059963

This is improved property known as: 2002 12th Avenue South, Nashville, TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

WITNESS my hand this 3rd day of May, 2021.

FOURTEEN5, INC.,
a Tennessee corporation

By: _____
Carter Butler, DVM
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carter Butler, DVM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of May, 2021.

_____
Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, William G. Brown, do hereby make oath that I am a licensed attorney and/or 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, the undersigned, a notary public for this county and state, William G. Brown 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: 10/17/2023

Notary's Seal

