This Instrument Prepared By
and Return to:

Calogero Nocera
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 632712 DEEDWARRSP
05/10/2021 02:44:30 PM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20210510-0062712

SPECIAL WARRANTY DEED

FROM: 1221 Partners, L.L.C., a Tennessee limited liability company
TO: Treg Warner, an individual

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Treg Warner 4407 Hunt Place Nashville, TN 37215	New Owner	118-01-0-163.00 118-01-0-164.00 118-01-0-165.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is FOUR MILLION AND NO/100 DOLLARS ($4,000,000.00).

Calogero Nocera
Affiant

Subscribed and sworn to before me, this the 6th day of May, 2021.

Ann Marie Charne
Notary Public

My Comm. Expires: 7-9-2024

ANN MARIE CHARNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07-09-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **1221 Partners, L.L.C.**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Treg Warner**, a single man residing in the State of Tennessee (the "**Grantee**"), his successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property known as 2814 12th Avenue, Nashville, Tennessee 37212.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, his successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 6th day of May, 2021.

GRANTOR:

1221 PARTNERS, L.L.C.

By: _____

Mark Deutschmann, Co-Manager

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Co-Manager of 1221 Partners, L.L.C., the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 6 day of May, 2021.

_____

NOTARY PUBLIC

My Commission Expires: 3.7.2023

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
The Property

Land in Davidson County, Tennessee, being Lot(s) 67, 68, 69 and 70, as shown on the map entitled Dr. L.G. Noel's 2nd Subdivison, of record in Plat Book 332, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said property also being described according to a survey prepared by Steven D. Delle, TRLS# 1710, dated January 14, 2020, as follows:

Beginning at an iron rod at the intersection of the eastern right of way of 12th Avenue South and the northern right of way of Paris Avenue, being the southwestern corner of the herein described property and being the southwestern corner of Lot 70 as described in Plat Book 332 Page 77, RODC;

Thence, with the eastern right of way of 12th Avenue South, North 11 degrees 45 minutes 16 seconds East, 146.97 feet to an iron rod in the southern right of way of Alley # 959;

Thence, with said right of way, South 83 degrees 02 minutes 34 seconds East, 182.10 feet to an iron rod at the northwest corner of the Anthony Ribeiro property as described in Instrument 20090904-0083505 RODC;

Thence, with Ribeiro, South 05 degrees 57 minutes 23 seconds West, 148.65 feet to an iron rod in the northern right of way of Paris Avenue;

Thence, with said right of way, North 82 degrees 24 minutes 44 seconds West, 197.00 feet the point of beginning.

Being the same property conveyed to 1221 PARTNERS, L.L.C., by deed from THOMAS PAIGE AND WIFE, SARA A. PAIGE, of record in Book 9535, Page 724, recorded December 2, 1994, Davidson County Register's Office.

Exhibit B
Permitted Encumbrances

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. General or special taxes and assessments required to be paid in the year 2021 and subsequent years but not yet due and payable for Map-Par. 118-01-0-163.00, 118-01-0-164.00 and 118-01-0-165.00.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Sewer Easement of record in Book 716, Page 763, said Register's Office. **(Lot 67 and 68)**

4. Sanitary Sewer Easement of record in Book 2443, Page 321, said Register's Office. **(Lots 67 and 68)**

5. Storm Sewer Easement of record in Book 3575, Page 202, said Register's Office. **(Lots 69 and 70)**

6. Rights of parties in possession under unrecorded leases.

7. Subject to all matters shown on the survey of Steven D. Delle, TRLS# 1710, with Delle Land Surveying, dated January 14, 2020, last revised March 10, 2020.

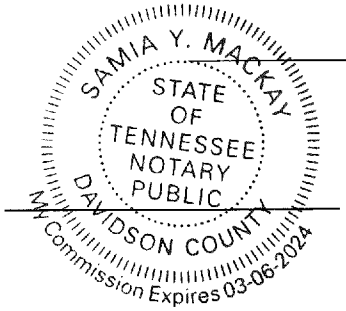
True Copy Certification

I, Ann Marie Charnes, 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.

Ann Marie Charnes

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Samia Mackay, a notary public for this county and state, Ann Marie Charnes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary

My Commission Expires: _____