This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 643499 **DEEDWARRSP**
05/25/2021 10:26:16 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20210525-0070548

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Leverage LLC		
4066 Nolensville Pike	New Owner	163.00 0 412.00
Nashville, TN 37211		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Walter E. Strickland and Jimmy E. Strickland** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Leverage LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Resubdision of Lot 2 The Shoppes at Ridgeview of record in Plat at Instrument No. 20121017-0095264, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter E. Strickland and Jimmy E. Strickland, individuals by Warranty deed from PNB Holding Co. 2, Inc. of record in Instrument No. 20161014-0109110 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 14, 2016.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) UNIMPROVED property known as **0 Eagle View Boulevard, Nashville, TN 37201.**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Special Warranty Deed to be executed this 18th day of May, 2021.

Walter E. Strickland

Walter E. Strickland

Jimmy E. Strickland

Jimmy E. Strickland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter E. Strickland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of May, 2021.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmy E. Strickland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of May, 2021.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$810,000.00**.

Affiant

Subscribed and sworn to before me this 21 day of May, 2021.

My commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2021 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20121017-0095264, 20080603-0056596, 20080312-0025065, Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081120-0114320 and 20090922-0088019, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument Number 20081203-0117279, in the Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Instrument Number 20090316-0023090, in the Register's Office for Davidson County, Tennessee.

6. Ingress-Egress Easement Agreement of record in Instrument Number 20141230-0118955, in the Register's Office for Davidson County, Tennessee.

7. Easement, Covenant and Restriction Agreement of record in Instrument Number 20141230-0118958, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Public Utility to Metro of record in Instrument Number 20150330-0026820, in the Register's Office for Davidson County, Tennessee.