THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 648418 DEEDWARR
06/03/2021 09:07:49 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20210603-0074338

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
47 Properties, LLC 1100 Tuckahoe Drive Nashville, TN 37207	SAME	041 16 0 067.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY-FIVE THOUSAND AND 00/00 DOLLARS ($465,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TERRY F. FLATT, a resident of the state of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto 47 PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property commonly known as 3736 Dickerson Pike, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, his heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 1ST day of June, 2021.

GRANTOR:

TERRY F. FLATT

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me Nanette Hoover, a Notary Public of said County and State, personally appeared TERRY F. FLATT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 1ST day of June, 2021.

Notary Public

My Commission Expires: 9/25/2024

Nanette Hoover STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Sixty-Five Thousand and 00/100 Dollars ($465,000.00).

AFFIANT

Sworn to and subscribed before me, this 1ST day of June, 2021.

Notary Public

My Commission Expires: 9/25/2024

Nanette Hoover STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot 1 on the Plan of the Flatt Subdivision of record in Book 6200, page 963, Register's Office for Davidson County, Tennessee (formerly known as reserved parcels "A" and "B" on the plan of Bellshire Estates, Section 2, which was a resubdivision of a portion of Lot No. 4, as shown on plat of record in plat Book 6050, page 22, RODCT), to which plat reference is hereby made for a more particular description.

AND being identified on a survey of Volunteer Land Surveying Services, Phillip E. Holmes, Jr. R.L.S. License 1728, dated September 20, 2018, unrecorded, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE PLAN OF FLATT SUBDIVISION AS OF RECORD IN PB.6200, PG.963

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT NORTH 86 DEG 30 MIN 00 SEC 405.78 FEET TO A POINT,

THENCE NORTH 02 DEG 19 MIN 15 SEC EAST 99.89 FEET TO A POINT,

THENCE NORTH 02 DEG 13 MIN 42 SEC EAST 111.12 FEET TO A POINT,

THENCE SOUTH 86 DEG 32 MIN 03 SEC EAST 410.18 FEET TO A POINT,

THENCE SOUTH 03 DEG 28 MIN 01 SEC WEST 210.97 FEET TO THE POINT OF BEGINNING CONTAINING 1.97 ACRES.

Being the same property conveyed to TERRY F. FLATT, by deed from EDMUND G. BRUCHET, of record in Book 8145, page 61, dated June 19, 1990, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5572, page 342, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 5995, page 840, said Register's Office.

5. Right-of-Way Easement of record in Instrument No. 20090403-0030686, said Register's Office.

6. Easement Agreement of record in Instrument No. 20060403-0030687, said Register's Office.

7. Easement for the flow of the water of Ewing Creek and the rights of the public therein.