Karen Johnson Davidson County
Batch# 656736 DEEDWARRSP
06/15/2021 09:41:40 AM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20210615-0080270

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
FFN2T, LLC PO Box 150204 Nashville, TN 37215	FFN2T, LLC PO Box 150204 Nashville, TN 37215	Parcel No 08209013400

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PRISCILLA CURNUTTE** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FFN2T, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is improved property commonly known as 1403 2nd Ave N., Nashville, Davidson County, Tennessee 37208.

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of June, 2021.

GRANTOR:

Priscilla Curnutte

PRISCILLA CURNUTTE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Priscilla Curnutte, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she has executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 11th day of June, 2021.

Van P. East III
Notary Public

My Commission Expires:

May 7, 2024

VAN P. EAST III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 11 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 5/7/24

CHRISTOPHER RUBINO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

EXHIBIT "A"

Description of the Land

Land in Davidson County, State of Tennessee, described as follows to-wit:

A tract of land lying in the 1st Civil District of Davidson County, Tennessee. Said tract being Parcel 134 on Tax Map 82-9, and also being part of Lot 78 and all of Lot 77 on the plan of McGavock City Park Lots, as recorded in Plat Book 57, page 101, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Phillip E. Holmes, Jr., a Tennessee Registered Land Surveyor No. 1728, dated December 10, 1998, as follows:

Beginning at an iron pin on the Westerly margin of 2nd Avenue North. Said point being 55 feet from the Northerly margin of Taylor Street.

1. Thence, leaving said margin of 2nd Avenue North, South 59 degrees 50'25" West, 137.51 feet to a P.K. nail in the Easterly margin of a 10 foot alley (No. 505).

2. Thence, along the Easterly margin of said alley, North 30 degrees 23'11" West, 95.00 feet to a P.K. nail.

3. Thence, leaving said alley, North 59 degrees 50'25" East, 137.51 feet to an iron pin on the Westerly margin of 2nd Avenue North.

4. Thence, along said margin of 2nd Avenue North, South 30 degrees 23'25" East, 95.00 feet to the point of beginning.

Being the same property conveyed to Priscilla Curnutte by Special Warranty Deed dated September 19, 2007, from Athens Road Two, G.P., a Tennessee General Partnership, of record in Instrument No. 20071012-0121486, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Matters as set forth on Map of Subdivision of McGavock City Park Lots as recorded in Plan Book 57, Page 101, Register's Office for Davidson County, Tennessee.

3. Unrecorded Lease Agreement dated August 29, 2013 by and between Priscilla Curnutte and DKR Acquisition Entity, LLC, as amended by Amended and Restated Lease Amendment Agreement dated July 19, 2018.