Karen Johnson Davidson County
Batch# 657631 DEEDWARRSP
06/16/2021 09:10:30 AM 8 pgs
Fees: $43.00 Taxes: $2,275.50
20210616-0081016

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 082-09-0-136.00

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, **SAM E. WALLACE, JR.**, on behalf of BLANCHE LINK, JOHN HOWARD LINK, LULA WARREN LINK, GROVER C. LINK, JR., THELMA BURGESS, MRS. HOWARD HADLEY, MRS. FERRELL SMITHSON, CHARLIE NELSON BURGESS, JACK C. BURGESS, SAM E. WALLACE, JR., ROBERT E. WALLACE, MICHAEL E. WALLACE, MARY ELIZABETH WALLACE DEWEESE, REGINA ELAIN WALLACE GOAD, AND THE HEIRS-AT-LAW OF OLIVER P. LINK pursuant to the Amended Order Approving Sale of Real Property dated June 8, 2021, of record in Case No. 20P928 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (hereinafter collectively 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 unimproved 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 unimproved property commonly known as 1409 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.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of June, 2021.

GRANTOR:

Sam E. Wallace, Jr.

SAM E. WALLACE, JR.,
on behalf of BLANCHE LINK, JOHN HOWARD LINK, LULA WARREN LINK, GROVER C. LINK, JR., THELMA BURGESS, MRS. HOWARD HADLEY, MRS. FERRELL SMITHSON, CHARLIE NELSON BURGESS, JACK C. BURGESS, SAM E. WALLACE, JR., ROBERT E. WALLACE, MICHAEL E. WALLACE, MARY ELIZABETH WALLACE DEWEESE, REGINA ELAIN WALLACE GOAD, AND THE HEIRS-AT-LAW OF OLIVER P. LINK pursuant to the Amended Order Approving Sale of Real Property dated June 8, 2021, of record in Case No. 20P928 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division)

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal this 14 day of June, 2021

My Commission Expires:

07/24/2023

Notary Public

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 $615,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Yvonne Hall
Affiant

Sworn to and subscribed before me,
this 14 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 07/24/2023

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Description of the Land

Land in Davidson County, Tennessee, being Lot No. 76, as shown on the map entitled Subdivision of the McGavock City Park Lots, of record in Book 57, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J. H. LINK AND MARY ELIZABETH LINK, by deed from R. W. TURNER AND WIFE, SALLIE E. TURNER, AND HARRY LEE AND WIFE, MYRTLE LEE, of record in Book 349, page 137, dated May 19, 1908, said Register's Office. J. H. LINK has since died, leaving MARY ELIZABETH LINK as the surviving tenant by the entirety.

MARY ELIZABETH LINK died testate on or about October 14, 1929, devising a Life Estate interest in said property to ETHELYN CHARLTON, with the remainder interest being devised to OLIVER P. LINK, ARTHUR W. LINK, GROVER C. LINK, HARRY L. LINK, HOWARD LINK, EDDIE BURGESS, AND FLORENCE VERNON.

ARTHUR W. LINK died intestate in 1938, leaving is wife, BLANCHE LINK, and his son, JOHN HOWARD LINK, as his only heirs-at-law.

GROVER C. LINK died intestate in 1939, leaving his wife, LULA WARREN LINK, and his son, GROVER C. LINK, JR., as his only heirs-at-law. For further reference,

OLIVER P. LINK died intestate in 1956.

FLORENCE E. LINK VERNON conveyed her interest in said property to HARRY LINK, by Quitclaim Deed of record in Book 3401, page 31, dated June 1, 1962, said Register's Office.

HOWARD L. LINK conveyed his interest in said property to HARRY LINK, by Quitclaim Deed of record in Book 3401, page 35, dated May 18, 1962, said Register's Office.

ETHELYN CHARLTON conveyed her interest in said property to HARRY LINK, by Quitclaim Deed of record in Book 3401, page 36, dated April 28, 1962, said Register's Office.

LOU EDDIE LINK BURGESS died intestate on or about January 28, 1962, leaving THELMA BURGESS, MRS. HOWARD HADLEY, MRS. FERRELL SMITHSON, CHARLIE NELSON BURGESS AND JACK C. BURGESS as her only heirs-at-law.

HARRY E. LINK died testate on or about April 26, 1966, devising his interest in said property to REGINA LINK, by will of record in Will Book 86, page 151, in the Circuit Court for Davidson County, Tennessee.

ETHELYN REGINA LINK died testate on or about April 21, 2009, devising her interest in said property to JEAN MEDLEY WALLACE, by will of record in Docket No. 09P-0824 in the Seventh Circuit Court for Davidson County, Tennessee. For further reference, see Personal Representative's Deed of record as Instrument No. 20100309-0017967, said Register's Office.

JEAN ELIZABETH MEDLEY WALLACE died testate on or about June 8, 2016, devising her interest in said property to SAM E. WALLACE, JR., ROBERT E. WALLACE, MICHAEL E. WALLACE, MARY ELIZABETH WALLACE DEWEESE AND REGINA ELAIN WALLACE GOAD, by will of record in Docket No. 16P1262 in the Seventh Circuit Court for Davidson County, Tennessee.

A Complaint to Quiet Title and Partition said Property by Sale was filed on June 11, 2020, under Case No. 20P938 of record in the Seventh Circuit Court of Nashville and Davidson County, Tennessee, (Probate Division). Pursuant to the Amended Order Approving Sale of Real Property filed on June 8, 2021, under Case No. 20P938 of record in the Seventh Circuit Court of Nashville and Davidson County, Tennessee, (Probate Division), the Probate Court has authorized SAM E. WALLACE, JR. to execute all documents necessary to convey said property.

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 Plan of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Brandy Gomaz, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, 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: 10/2/2023

Notary' Seal (if on paper)

