This instrument prepared by and after recording, return to:
Robert J. Notestine, III, Attorney at Law
109 Kenner Ave, Ste. 201
Nashville TN 37201

File# 20-0-16174

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Eastland Ventures, LLC 2925 Berry Hill Drive Nashville, TN 37204	Same as new owner	Map and Parcel
2208 Eastland Ave Nashville, TN 37206	Karen Johnson Davidson County Batch# 660385 **DEEDWARRSP** 06/21/2021 09:10:55 AM 4 pgs Fees: $23.00 Taxes: $10,175.00 20210621-0083026	Parcel 1: Map 83-07 Parcel 300.00 Parcel 2: Map 83-11 Parcel 76.00 Parcel 3: Map 83-11 Parcel 209.00

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 is hereby acknowledged, **Southern Exchange and Acquisitions, Inc., as trustee for Main Street Land Trust,** Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said, **Eastland Ventures, LLC, a Tennessee limited liability company,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in the 6th Civil District of Davidson County, Tennessee, being a portion of lot number 4 and the reserved parcel on the map of Rolling Acres of record in plat book 1130, page 34, Register's office for Davidson County, Tennessee, (Register's Office for Davidson County, TN), being a portion of land designated as Tract C, on the Unrecorded plan of the Resubdivision of said Reserve Tract, Prepared by Z.J. Wilkinson, Surveyor, on December 31, 1949, and is more particularly described as follows:
Commencing at the approximate centerline intersection of Eastland Avenue and Groves Park Road, thence in a westerly direction, a distance of 74.6+/- feet to a ⅝"; iron rod set, by Dale and Associates on the southerly margin of Eastland Avenue at the northwesterly corner of lot 3 and northeast corner of the subject property, being the point of beginning of herein described land;

thence leaving the margin with the said line, South 06°33'57"; West, a distance of 175.20 feet to a disturbed ½" iron pipe found at the southwest corner of lot 3;

thence with the southerly lines of lot 3, 2 & 1, South 83°29'44" East, a distance of 228.29 feet to a ⅝" iron rod set, by Dale and Associates on the westerly margin of the railroad right of way;
thence with said margin, with a curve turning to the right with an arc length of 109.89 feet, with a

radius of 6200.52 feet, with a chord bearing of South 06°55'19" West, with a chord length of 109.89 feet to a ⅝" iron rod set, by Dale and Associates;

thence continuing with said margin, South 07°25'47" West, a distance of 171.47 feet to a point 0.92 feet west of a concrete monument at the northeast property corner of Metro Parks, Shelby Park property;

thence with said margin, North 83°27'18" West, a distance of 227.29 feet to a ⅝" iron rod set by Dale and Associates;

thence continuing with said line, North 83°27'18" West, a distance of 297.70 feet to a ½" iron pipe found, set in concrete at the rear common corner of lots 11/12 on the map of Rolling Acres;

thence with said line, North 09°56'08" East, a distance of 84.97 feet to a concrete monument found at the southeast corner of lot 10, and the southwest corner of lot "B" on the unrecorded plat of Z.J. Wilkerson, surveyed on December 31, 1949, owned by Harmony H. England and Greg England, wife and husband of record in instrument number 20210510-0062426, Register's Office for Davidson County, TN;

thence with said line, South 81°18'45" East, a distance of 100.00 feet to a ⅝" iron rod set by Dale and Associates at the southeast property corner of lot "B";

thence continuing with said property line, North 08°39'26" East, a distance of 100.00 feet to a ½" iron rod found, set by Montoya at the southeast corner of lot "A" on the unrecorded plat of Z.J. Wilkerson, surveyed on December 31, 1949, owned by Cynthia Ann Candelaria and Husband Thomas S. Burgoon, of record in instrument number 20141010-0094325, Register's Office for Davidson County,TN.;

thence with said line, North 08°23'36" East, a distance of 100.49 feet to a ½" iron pipe found in the southerly line of lot 6 on the map of Rolling Acres;

thence with said line, South 82°56'40" East, a distance of 38.58 feet to a 1/2" iron rod found, set by Northcut at the southwest corner of lot 5;

thence with said line, South 83°27'40" East, a distance of 74.61 feet to a ½" iron pipe found at the southeast corner of lot 5;

thence with said line, North 06°35'14" East, a distance of 175.26 feet to a disturbed ½" iron rod found, having no cap on the southerly margin of Eastland Avenue;

thence with said margin, South 83°26'45" East, a distance of 74.93 feet to the point of beginning of herein described land, having an area of 139,616.60 square feet or 3.21 acres more or less;

This description was taken from a ALTA/NSPS Land Title Survey, of Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, dated June 9, 2020, the legal description was written on June 9, 2020, project number 14210;

Being further conveyed to Southern Exchange and Acquisition, Inc, as Trustee for Main Street Land Trust, by Quitclaim Deed form, dated November 3, 2020, from Upside LLC, a Tennessee Limited Liability Company, as recorded in Instrument Number 20201109-0131166, Register's Office for Davidson County, TN;

Being further conveyed to Southern Exchange and Acquisition, Inc, as Trustee for Main Street Land Trust, by Quitclaim Deed form, dated November 3, 2020, from Upside LLC, a Tennessee Limited Liability Company, as recorded in Instrument Number 20201109-0131165, Register's Office for Davidson County, TN.

This is improved property known as 2208 Eastland Ave, Nashville, Tennessee 37206 and unimproved property known as 0 Skyview Drive, Nashville TN 37206.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value whichever is greater, for this transfer is $2,750,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of June, 2021.

My commission expires: 1/5/2025

Notary Public

TINA DYER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantors covenant that except for the following encumbrances, the property is free from all encumbrances made or suffered by Grantors, and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Encumbrances:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable Map & parcel: 08307030000, 09311007600 and 08311020900.
2. Easement of record in Instrument No. 20210406-0044801 and Book 4006, page 747, said Register's Office
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in instrument No. 20201216-0148650
4. Easement, if any for the charters right-of-way of the L & N railroad
5. Easement of record in Instrument NO. 20210406-0044801 and Book 4006, Page 751, and Book 3569, Page 424, said Register's Office.
6. Subject to all matters on plat Book 1130, Page 34, said Register's Office
7. Subject to all matters on the unrecorded survey by Z.J Wilkison, Surveyor, on December 31, 1949, said Register's office.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantor, but no further or otherwise.**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This deed may be signed in any number of counterparts and

signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one deed.

Witness our hands this 18th day of June, 2021.

Southern Exchange and Acquisitions, Inc., as Trustee for Main Street Land Trust
By: _____
Robert J. Notestine, III, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Robert J. Notestine, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The Southern Exchange and Acquisition Inc, as trustee for Main Street Land Trust, and as such officer acknowledged that he is authorized to execute the foregoing instrument on behalf of the Trust, the within named bargainor, a Trust, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as such officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June 2021.

_____
NOTARY PUBLIC

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: