D Bot 34

SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 664789 DEEDWARRSP 06/24/2021 03:44:27 PM 4 pgs Fees: $23.00 Taxes: $9,953.00 20210624-0086139	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,690,000.00. *Affiant* Subscribed and sworn to me on June 23, 2021 NOTARY PUBLIC My commission expires: DEMI E COX Notary Public - State of Maryland Baltimore County My Commission Expires Jul 13, 2024

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34681

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tennessee Jed, LLC P.O. Box 40078 Nashville, TN 37204	SAME AS NEW OWNER	105-16-0-049.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Gagnier Group, LLC, a Maryland limited liability company **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Tennessee Jed, LLC, a Tennessee limited liability company **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Wolfe Subdivision of record in Plat Book 9700, Page 869, 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 The Gagnier Group, LLC by Deed from Russell Wolfe, III and Kim Brooks of record at Instrument No. 201512160126489, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been assumed by the Grantee; and
2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 869, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement of record in Book 11476, Page 744, in the Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
5. Covenants, conditions, restrictions, and encumbrances of record.

This property is also known as improved property located at 2101 Dunn Avenue, Nashville, TN 37211.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

WITNESS our hands on June 23, 2021.

The Gagnier Group, LLC

By: _____
Printed: J. Marc Gagnier
Its: Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, J. Marc Gagnier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of The Gagnier Group, LLC, a Maryland limited liability company, the within named bargainor, and that he as such Manager as authorized on behalf of the limited liability company, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 23, 2021.

DEMI R COX
Notary Public - State of Maryland
Baltimore County
My Commission Expires Jul 13, 2024

NOTARY PUBLIC

My Commission Expires: _____