Karen Johnson Davidson County
Batch# 672524 DEEDWARRSP
07/07/2021 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $3,529.67
20210707-0091639

SPECIAL WARRANTY DEED

FROM: Gregory E. Wood

TO: Monroe Nashville LP,
a Delaware limited partnership

This instrument was prepared by:
Ronald H. Bice Jr., Esq.
4515 Harding Place, Suite 103
Nashville, TN 37205

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number
Monroe Nashville LP c/o Stoltz Management PO Box 2087 Bala Cynwyd, PA 19004	Same	081-16-0-256.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $953,964.00.

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 6th day of July, 2021.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gregory E. Wood, an adult individual (hereinafter called the "Seller") by these presents does transfer, sell, and convey unto Monroe Nashville LP, a Delaware limited partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 811 Monroe Street, Nashville, Davidson County, Tennessee 37208.

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 6 day of July, 2021.

SELLER:

Gregory E. Wood, an adult individual

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gregory E. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Seller, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Nashville Tennessee, this 6th day of July, 2021.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 12, as shown on the map entitled Plan of Subdivision of Lots of the McGavock Estate, of record in Plan Book 1, page 33, Chancery Court for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot No. 12 begins at a point on Monroe Street, corresponding with the northeast corner of the drug store on the corner of Monroe Street and McLemore Street (now Ninth Avenue North); running thence eastwardly with the southerly margin of Monroe Street, 48 feet 6 inches to the mutual corner of Lots 12 and 13 of said plan; thence, with the dividing line between said Lots Nos. 12 and 13 southerly 150 feet to an alley in the rear; thence with the said alley, westwardly 38 feet 6 inches to point; thence, northwardly 150 feet to the beginning.

Being the same property conveyed to GREGORY E. WOOD, by deed from SOUTHWOOD 69, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20190725-0073076, dated July 25, 2019, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1, page 33, said Register's Office.

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2021.
Date

Brandy Gomaz
Affiant Signature

7/6/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

