THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Rebekah E. Fisher, Esq.
Rebekah Fisher & Associates, PLLC
414 Bridge Street
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 673313 DEEDWARRSP
07/08/2021 11:25:30 AM 7 pgs
Fees: $38.00 Taxes: $4,070.00
20210708-0092103

Parcel: 02508-079.00-000

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Herndon Enterprises**, a Tennessee General Partnership, having a mailing address of 8632 McCrory Lane, Nashville, TN 37221, hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration to Grantor in hand paid by **High Five Commercial, LLC**, a Tennessee limited liability company, whose mailing address is 695 Nashville Pike #334, Gallatin, TN 37066, hereinafter referred to as **Grantee**, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in the City of Goodlettsville, Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto, being improved property also known as 500 S. Main St., Goodlettsville, TN 37072.

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the

Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on **Exhibit "B"** hereto.

[SIGNATURES BEGIN ON NEXT PAGE]

EXECUTED as of this 30th day of June, 2021.

Herndon Enterprises,
a Tennessee General Partnership

By: Wilson Herndon
Name: Wilson Herndon
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wilson Herndon with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Authorized Signatory of **Herndon Enterprises**, a Tennessee General Partnership, and that as such Authorized Signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said general partnership.

Witness my hand, at office, this 28th day of June, 2021.

_____ (SEAL)

Commission Expires: 11/14/2021

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: NOVEMBER 14, 2021

Property Address: See attached **Exhibit "A"** Property Owner: High Five Commercial, LLC Attention: Brian Weed 695 Nashville Pike #334 Gallatin, TN 37066 Mail Tax Bills to: High Five Commercial, LLC Attention: Brian Weed 695 Nashville Pike #334 Gallatin, TN 37066	I hereby swear or affirm that, to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Affiant Subscribed and sworn to before me this 29th day of June, 2021 Notary Public Name: Lesley Smith Commission No.: My Commission Expires: 01/26/25 (NOTARY SEAL) 

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee being Lot No. 1 on the Plan of the "Resubdivision Plan of Lots 1, 2, 3 Block H", Third Addition to Roscoe Place and Lots 14, 15, 16, and 17, Block "H", Forth Addition to Roscoe Place", as shown on plat of record in Instrument Number 20010516-0050926, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, to which plan reference is hereby made for a complete legal description.

Being all the same property conveyed to Herndon Enterprises, a Tennessee General Partnership by deed from Goodlettsville Advance, LLC, a Tennessee limited liability company, of record in Instrument No. 20100806-0062325, said Register's Office.

This is improved property commonly known as: 500 S. Main Street, Goodlettsville, TN 37072.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

2. Plan of record in Instrument No. 20010516-0050926, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions and By-Laws in Instrument No. 20050628-007397, in the Register's Office for Davidson County, Tennessee.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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 the law on July 1, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

