This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37203
Attn: R. Michael Shoptaw, Esq.

Karen Johnson Davidson County
Batch# 675907 DEEDWARRSP
07/13/2021 12:09:30 PM 6 pgs
Fees: $33.00 Taxes: $7,881.00
20210713-0094108

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Barry J. Gammons P.O. Box 330610 Nashville, TN 37203	Same as New Owner	10412009100

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, **ONE HUNDRED PERCENT LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **BARRY J. GAMMONS**, a sole proprietor (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 improved 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 being improved property commonly known as 2004 21st Ave. South, Nashville, Davidson County, Tennessee 37212.

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.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 08 day of July, 2021, but is effective as of the 01 day of July, 2021.

GRANTOR:

ONE HUNDRED PERCENT LLC,
a Tennessee limited liability company

By: _____
Name: Ken Royer
Title: Sole Member and Manager

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ken Royer, the Sole Member and Manager of **ONE HUNDRED PERCENT LLC**, a Tennessee limited liability company, 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 as Sole Member and Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Ken Royer, as such Sole Member and Manager.

Witness my hand and official seal this 8 day of July, 2021.

My Commission Expires:
11.5.24

_____
Notary Public

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,130,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 09 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Exhibit "A"

Legal Description of Property

Being a tract of land located in Nashville, Davidson County, Tennessee, being Lot 3 on the Plan of Calhoun Subdivision as recorded in Plat Book 161, Page 156 in the Register's Office of Davidson County, Tennessee (RODC). Tract being more particularly described as follows:

Said Lot No. 3 fronts 50 feet on the easterly side of 21st Avenue South, and runs back between lines 165 feet, more or less, to an alley.

Being the same property conveyed to Royer Properties, LLC by Special Warranty Deed from 1935 Partners, a Tennessee general partnership, dated December 19, 2019 and recorded on December 31, 2019 at Instrument Number 20191231-0134714, Register's Office of Davidson County, Tennessee.

Royer Properties, LLC having since changed its name to One Hundred Percent LLC, a Tennessee limited liability company as evidenced by articles of Amendment of record in Instrument Number 20210507-0061929, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 156, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the ALTA/NSPS Survey of the Property prepared by Kenneth D. Church TN RLS #1004 for TTL USA, dated September 12, 2019 as Project No. 000190802418.00.

Tennessee Certification of Electronic Document

I, AL FRAZIER, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2021 (date of document).

Affiant Signature

July 6, 2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 1-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY