Karen Johnson Davidson County
Batch# 679676 DEEDWARR
07/20/2021 10:59:30 AM 7 pgs
Fees: $38.00 Taxes: $4,070.00
20210720-0097066

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Snydwood GP/William F. Ruff 2610 Westwood Dr. Nashville, TN 37204	Same	118-04-0-216.00 118-04-0-210.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CATHERINE RANDOLPH and JACK PAUL BERGMAN,** (collectively, the "Grantors") have bargained and sold, and hereby transfer and convey, to **SNYDWOOD GP, a Tennessee general partnership**, and its successors and assigns, **as to 66.67% undivided interest** and **WILLIAM F. RUFF**, and his heirs and assigns, **as to 33.33% undivided interest** (collectively, the "Grantees"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantees, forever.

This is improved property known as 2251 Winford Avenue and 802 Longview Avenue, Nashville, TN, 37211.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantors covenant and bind themselves and their successors and assigns to warrant specially and defend to Grantees forever the title to said property against the lawful claims of all persons claiming through or under Grantors (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument or has caused same to be executed this 16 day of July 2021.

Catherine Randolph
CATHERINE RANDOLPH

STATE OF TENNESSEE)

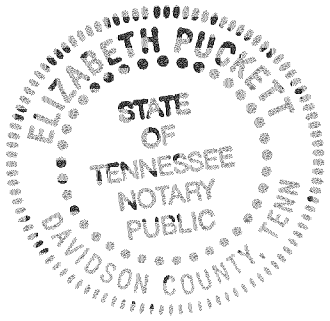
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Catherine Randolph with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized to execute this instrument.

WITNESS my hand, at office, this 14 day of July, 2021.

Elizabeth Puckett
Notary Public

My Commission Expires: 7/3/23



JACK PAUL BERGMAN

STATE OF TENNESSEE)

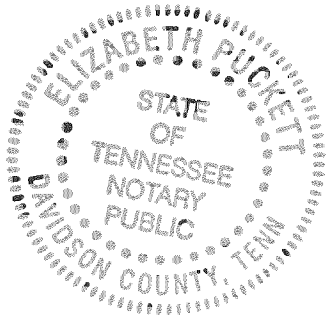
COUNTY OF DAVIDSON_____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jack Paul Bergman with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized to execute this instrument.

WITNESS my hand, at office, this 14 day of July, 2021.

Notary Public

My Commission Expires: 7/3/23



STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,100,000.00.

Affiant

Sworn to and subscribed before me this 16 day of July, 2021.

Notary Public

My Commission Expires: 1-8-2024

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

EXHIBIT A

Legal Description

TRACT 1:

BEING LOTS NOS. 120 & 121 ON THE PLAN OF GRANDVIEW HEIGHTS, OF RECORD IN BOOK 161, PAGES 14 & 15, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 120 & 121 FRONT NUMBER TOGETHER 100 FEET ON THE WESTERLY MARGIN OF WINFORD AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF LONGVIEW STREET, 150 FEET TO AN ALLEY.

TRACT 2:

BEING LOT NO. 53 ON THE PLAN OF GRANDVIEW HEIGHTS, OF RECORD IN BOOK 161, PAGES 14 AND 15, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE RANDOLPH AND JACK PAUL BERGMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY DEED FROM CATHERINE RANDOLPH, ALSO KNOWN AS, C. A. RANDOLPH HAYTH, OF RECORD IN INSTRUMENT NO. 201003160019657, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

ALL THAT PORTION OF THE ALLEY NO. 1837 AS SHOWN ON THE PLAN GRANDVIEW HEIGHTS OF RECORD IN PLAT BOOK 161, PAGES 14 & 15 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, LYING BETWEEN THE DIRECT EXTENSIONS WESTERLY OF THE LAND DESCRIBED AS TRACT I AND EASTERLY OF THE LAND DESCRIBED AS TRACT II HEREIN.

BEING PROPERTY FORMERLY AN ALLEY CLOSED BY METRO ORDINANCE NO. BL2002-1078 ADJACENT TO THE PROPERTY ACQUIRED IN INSTRUMENT NO. 20100316-0019657, SAID REGISTER'S OFFICE.

EXHIBIT B

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Book 161, Page 14 in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by the public records.

4. All matters shown on ALTA/NSPS survey made by John Alan Hood, PLS # 1838, for Campbell, McRae & Associates, dated May 27, 2021.

True Copy Certification

I, Matt Foster, 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 law on July 16, 2021.

Signature

Date: July 16, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/08/2024
Notary Seal

