Karen Johnson Davidson County
Batch# 680073 DEEDWARRSP
07/20/2021 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $10,360.00
20210720-0097177

SPECIAL WARRANTY DEED

FROM: Thomas Tours, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: TN South 12th Acquisition II, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
TN South 12th Acquisition II, LLC 225 Crossways Park Drive Woodbury, NY 11797	Same	Map 105-13, Parcel 128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

The actual consideration for this transfer is $2,800,000.

Affiant

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

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Tours, Inc.**, a Tennessee corporation (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TN South 12th Acquisition II, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This is improved property located at 2405 12th Ave South, Nashville, Tennessee 37204.

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

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 16th day of July, 2021.

GRANTOR: **Thomas Tours, Inc.,**
a Tennessee corporation

By: _____
Johnny M. Thomas, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Johnny M. Thomas, Jr. 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 President of Thomas Tours, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of July, 2021.

_____
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 the southeast part of Lot No. 13, as shown on the map entitled Plan of Belmont Land Company's Subdivision called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description, described as follows:

Beginning at a point on the westerly margin of 12th Avenue, South, formerly Granny White Pike, 144.0 feet southerly from the south margin of Elmwood Avenue; thence with the westerly margin of 12th Avenue, South, southerly 50.0 feet to the common corner of Lots Nos. 13 and 14; thence with the line between said two lots, westerly 171.9 feet to the easterly margin of a private alley; thence with the easterly margin of said alley, northerly 50.0 feet; thence easterly 169.4 feet to the point of beginning.

Being the same property conveyed to THOMAS TOURS, INC., A TENNESSEE CORPORATION, by deed from 1221 PARTNERS, LLC, of record in Book 10017, page 463, dated April 16, 1996, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 105-13-0-128.00, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

3. Easement Agreement of record in Book 10017, page 459, said Register's Office.

Certificate of Authenticity

I, Melissa Ann Foster, 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

7/16/2021
Date

Melissa Foster
Affiant Signature

7/16/2021
Date

State of Tennessee

County of Davidson

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

Brandy Gomaz
Notary's Signature

My Commission Expires: 5-5-25
Date

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY