RECORDING INFORMATION

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 680764 DEEDWARRSP
07/21/2021 12:24:44 PM 5 pgs
Fees: $28.00 Taxes: $6,660.00

20210721-0097872

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W
White House, TN 37188

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,800,000.00.

Affiant

Sworn to and subscribed before me this 15 day of July, 2021.

Notary Public

My Commission Expires: 1-3-22

(SEAL)

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Rise Development, LLC 3370 N Hayden Rd, Ste 123-521 Scottsdale, AZ 85251	New Owner	071-15-0-261.00

This Indenture is made on the 15 day of July, 2021, by and between **KIMBERLY JO SWAFFORD-SMITH, EXECUTOR OF THE ESTATE OF MARTHA CAROL SWAFFORD, DECEASED** (***"Grantor"***), and **RISE DEVELOPMENT, LLC** (***"Grantee"***).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and by these presents does convey, unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. SR-UB21-1235

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Exceptions").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14 day of July, 2021.

GRANTOR:

Kimberly Jo Swafford-Smith, Executor of The Estate of Martha Carol Swafford, deceased

BY: Kimberly Jo Swafford-Smith
Kimberly Jo Swafford-Smith

Kimberly Jo Swafford-Smith
Kimberly Jo Swafford-Smith, individually

STATE OF Florida)
COUNTY OF Nassau)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Kimberly Jo Swafford-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Martha Carol Swafford, deceased, and is authorized to execute this instrument on behalf of such Estate.

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

Heather C. Jackson
Notary Public

My Commission Expires: 01/15/24

Notary Public State of Florida
Heather E. Jackson
My Commission GG 948081
Expires 01/15/2024

EXHIBIT "A"
Legal Description

Tract No. 4:

Land in Davidson County. Tennessee, being Lot No. 31 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161. page 53, Register's Office for said County. Said Lot No. 31 fronts 50 feet on the Easterly side of North First Street, and runs back between parallel lines 144 feet, more or less, to an alley, including but excluding therefrom that part of said lot conveyed to the City of Nashville, for roadway purposes, by deed from J. T. Sugg, et al, of record in Book 1018, page 305, said Register's Office, as follows: A strip of land off the front of a lot designated as city street no. 1227 North First Street adjacent to and fronting on the present Easterly margin of North First Street, extending from Station 43 plus 59.5 to Station 44 plus 11. being 50 feet, more or less, in length and extending back 4 feet, more or less, in depth on the North line of said lot and 1 foot, more or less, in depth on the South line of said lot to the proposed new Easterly right-of-way line of North First Street when widened; being bounded on the North by the Lands of the Community Chapel Church, on the South by the Church of God, and on the West by the present Easterly margin of North First Street, and on the East by a line parallel to and at all points 33 feet distant from the centerline of said proposed street.

Land in Davidson County, Tennessee, being Lot No. 32 and part of Lot No. 33 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsey Property, as of record in Book 161, page 53, Register's Office for said County. Said Lot No. 32 fronts 50 feet on the Easterly side of North First Street, and runs back between parallel lines 145 feet, more or less, to an alley. Said part of Lot No. 33 is 6 x 8 feet of said lot, so as to include the well, included but excluded from the above described property is that part conveyed to the City of Nashville, for highway purposes, by deed from the trustees of the Community Chapel Church of God of Nashville, Tennessee, of record in Book 1005, page 385, said Register's Office, as follows:

A strip of land off of the front of a lot designated as city street number 1229 North First Street, adjacent to and fronting on the present Easterly margin of North First Street, extending from Station 44 plus 11 to Station 44 plus 61, being 50 feet, more or less, in length and extending back 6 feet, more or less, in depth on the North line of said lot and 4 feet, more or less in depth on the South line of said lot to the proposed new Easterly right of way line of North First Street, when widened, being bounded on the North by the Lands of Nanni, on the South by the land of Humble, on the West by the present Easterly margin of North First Street and on the East by a line parallel to and at all points 33 feet distant from the center line of said proposed street.

Land in Davidson County, Tennessee, being Lot No. 33 in Sharpe and Horn's Second Addition to Northeast Nashville a plan of which is of record in Plan Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the East side of North First Street, and runs back between parallel lines 145 feet more or less to an alley save and except a space on the South side of said lot 6 x 10 feet containing a well heretofore conveyed to Katie P. Mason by deed of record in Book 347, page 184;

Land in Davidson County, Tennessee, being Lots 34 and 35 on the Plan of Shape and Horn's Second Subdivision of the Lindsley property in Northeast Nashville, a plat of which is of record in Book 161, page 53, Register's Office for Davidson County. Tennessee.

Lots 34 and 35 front together 108 feet on the Easterly side of North First Street, and run back between parallel lines 144 feet, more or less, to an alley, the Northerly margin of Lot 35 runs along the Southerly

margin of Ligon Avenue. Included in the above description but excluded therefrom is that part of said lots conveyed to the City of Nashville for roadway purposes of record in Book 1018, page 311, said Register's Office, as follows:

A strip of land off the front of Lots No. 34 and 35 on the Plan of Sharp and Horn's Second Subdivision of the Lindsley property in North East Nashville adjacent to and fronting on the present Easterly margin of North First Street, extending across the front of said lots from Station 45 plus 09 to station 46 plus 17 (as shown on plat aforesaid) 108 feet, more or less, in length, and being 8 inches, more or less, in depth on the South line of said strip of land and 6.2 feet, more or less, on the North line of said strip of land, being bounded on the North by Ligon Lane, on the South by the lands of Susie Nanni, on the West by the present Easterly margin of North First Street and on the East by the new margin of North First Street when widened.

Being a portion of the same property conveyed to Martha Carol Swafford by Trustee's Quitclaim deed from Martha Carol Swafford, Trustee of the Charles E. Evans Living Trust for Martha Carol Swafford and Her Appointees or Issur, dated December 01, 2016 of record in Instrument No. 20190515-0045881 Register's Office for Davidson County, Tennessee, dated May 08, 2019 and recorded on May 15, 2019.

The said Martha Carol Swafford died testate on November 19, 2019 leaving Kimberly Jo Swafford-Smith as her surviving heir. Said Kimberly Jo Swafford-Smith is the Executor of the Estate of Martha Carol Swafford. Reference is hereby made to the Estate of Martha Carol Swafford in Sumner County Chancery Court, Docket No. 2019PR-540.

This is improved property known as 1235 Dickerson Pike, Nashville, TN 37207.

EXHIBIT B
Permitted Exceptions

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

2. All matters shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.

3. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.