SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 689795 DEEDWARRSP
08/04/2021 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $21,645.00
20210804-0104769

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $5,850,000.00.

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public

My Commission Expires:

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
FP Investors, LLC 511 Union Street, Suite 1000 Nashville, Tennessee 37219	093-06-0C-001.00	New Owner

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, 1212 Retail Investors, LLC, a Delaware limited liability company (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey to FP Investors, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in the County of Davidson, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Commercial Unit 211 as recorded in the Declaration of Condominium for Twelve Twelve, a Condominium of record as Instrument No. 20140718-0063781, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said Unit as set forth in the Declaration of Condominium.

Being part of the same property conveyed to 1212 RETAIL INVESTORS, LLC, a Delaware limited liability company, by quit claim deed from LAUREL PROPERTY, LLC, a Delaware limited liability company, of record as Instrument No. 20160050375, dated June 14, 2016, said Register's Office.

This is improved property located at 211 12th Avenue South, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, and all easements, restrictions and limitations of record.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 2 day of August, 2021.

GRANTOR:

1212 Retail Investors, LLC
a Delaware limited liability company

By: _____
Ray Hensler, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Ray Hensler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a President of 1212 Retail Investors, LLC, the within named bargainor, a Delaware limited liability company, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President.

Witness my hand and seal, this 30th day of July, 2021.

_____
Notary Public

My commission expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

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 07/30/2021.

Signature

Date: 08/03/2021

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

