THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34729-1 / Box #14

Karen Johnson Davidson County
Batch# 708193 DEEDWARRSP
09/01/2021 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20210901-0117722

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alden Horton, III 2006 Ridley Blvd Nashville, TN 37203	New Owner	09601006900

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Tune-Hardison, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Alden Horton, III** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING part of the same property conveyed to Tune-Hardison Joint Venture, a Tennessee Joint Venture composed of Johnny R. Tune and Erwin C. Hardison, III by Warranty Deed dated 09/22/1992, from 2821 Lebanon Road Joint Venture, a Tennessee Joint Venture composed of J. Gary Allen and Teddy Bart d/b/a Fiddler Investment Company, of record in Book 8736, page 270, Register's Office for Davidson County, Tennessee.

Tune-Hardison Joint Venture, a Tennessee Joint Venture composed of Johnny R. Tune and Erwin C. Hardison, III is now known as Tune-Hardison LLC, a Tennessee limited liability company, as evidenced by Articles of Conversion, of record in Instrument No. 200020911-0110561, said Register's Office.

THIS is improved commercial real property known as 2821 Lebanon Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of August, 2021.

Tune-Hardison, LLC, a Tennessee limited liability company

By: _____
Name: Johnny R. Tune
Its: Member

By: _____
Name: E.C. Hardison, III
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Johnny R. Tune and E.C. Hardison, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Members of Tune-Hardison, LLC, a Tennessee limited liability company, and who further acknowledged that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Members for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of August, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

_____
Affiant

Subscribed and sworn to before me this
27 day of August, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land and Associates, Inc.:

BEGINNING at an iron pin in the Northeast corner of Parcel 68 at the South right-of-way of Lebanon Pike; thence, South 69 degrees 38 minutes 0 seconds East 28.70 feet along the southerly right-of-way of Lebanon Pike to the point of curvature of Lebanon Pike; thence, along said curve with a radius of 512.56, a distance of 91.11 feet with a chord distance of 90.99 and a bearing of South 75 degrees 44 minutes 20 seconds East to an iron pin set; thence, South 5 degrees 37 minutes 12 seconds West 285.47 feet to an iron pin placed; thence, North 85 degrees 06 minutes 02 seconds West 115.48 feet to an iron pin found; thence, North 05 degrees 12 minutes 00 seconds East 307.91 feet to the South side of Lebanon Pike and the POINT OF BEGINNING.

Included in the foregoing description but excluded from this conveyance is that part of the property conveyed to the State of Tennessee by warranty deed dated August 29, 2001 from Tune-Hardison Joint Venture, a Tennessee Joint Venture composed of Johnny R. Tune and Erwin C. Hardison, III, of record in Instrument No. 20010913-0099768, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 09601006900. Current year taxes have been prorated at closing and assumed by the Grantee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5580, Page 43 and Book 5613, Page 221, Register's Office for Davidson County, Tennessee.

4. Driveway and Water Line Easement, of record in Book 6610, Page 985, said Register's Office.

5. Non-Disturbance and Attornment Agreement, of record in Book 10714, Page 111, said Register's Office.

6. Easement set out in the Deed, of record in Instrument No. 20010913-0099768, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 August 30, 2021.

John T. Cook, Esq.
Date: August 30, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of August, 2021.

Notary Public
My commission expires: July 3, 2023

