Karen Johnson Davidson County
Batch# 712144 DEEDWARRSP
09/09/2021 09:38:30 AM 5 pgs
Fees: $28.00 Taxes: $12,395.00
20210909-0120665

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32855-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wonder Properties, LLC 1404 Clifton Lane Nashville, TN 37215	New Owner	Map 118-08-0 Parcels 019 & 258

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, **MISS PAT, 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 **Wonder Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors 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 Patricia S. Sneed by Executor's Deed dated May 11, 2004 from William E. Connelly, Executor of the Estate of James P. Bennett, deceased, of record in Instrument No. 20040514-0057086, Register's Office for Davidson County, Tennessee, and further conveyed to MISS PAT, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 7, 2004 from Patricia S. Sneed, of record in Instrument No. 20040609-0068388, said Register's Office. The property was further conveyed to MISS PAT, LLC, a Tennessee limited liability company by Quitclaim Deed dated January 21, 2020 from MISS PAT, LLC, a Tennessee limited liability company, of record in Instrument No. 20210125-0010508, said Register's Office, for the purpose of combining two separate tax parcels into a single parcel.

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, its successors 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 3rd day of September, 2021.

MISS PAT, LLC, a Tennessee limited liability company

By: _____
Name: William A. Sneed, Jr.
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Sneed, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MISS PAT, LLC, a Tennessee limited liability company, the within-named bargainor, 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 company by himself as President.

WITNESS my hand, at office, this 3rd day of September, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,350,000.00.

_____
Affiant

Subscribed and sworn to before me this
3rd day of September, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
Legal Description

LAND SITUATED IN THE 17TH COUNCIL DISTRICT OF DAVIDSON COUNTY, IN THE CITY OF NASHVILLE, TENNESSEE, BEING LOT NUMBER 2 ON THE RESUBDIVISION OF LOTS 62 & 63 AND A PORTION OF LOT 64 GRANDVIEW HEIGHTS, OF RECORD IN PLAT BOOK 6200, PAGE 819, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C., TN), AND THE SOUTHERLY 25 FEET OF LOT NUMBER 64 AND ALL OF LOT NUMBER 65 AS SHOWN ON THE PLAN OF GRANDVIEW HEIGHTS, OF RECORD IN BOOK 161, PAGES 14 AND 15, R.O.D.C., TN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF MELROSE AVENUE AND EUGENIA AVENUE, THENCE IN AN NORTHEASTERLY DIRECTION, AN APPROXIMATE DISTANCE OF 55.4+/- FEET TO A 5/8" IRON ROD SEY, BY DALE AND ASSOCIATES, HAVING A PINK CAP, ON THE EASTERLY MARGIN OF EUGENIA AVENUE, AT THE NORTHERLY END OF THE RADIUS RETURN, AT APPROXIMATE TENNESSEE STATE PLANE COORDINATE OF N:650,877.81, E:1,745,246.89, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN, NORTH 21°20'54" WEST, A DISTANCE OF 110.27 FEET TO A IRON ROD SET, BY DALE AND ASSOCIATES, WITH A PINK CAP, AT THE SOUTHWEST CORNER OF LOT 1, THE RESUBDIVISION OF LOTS 62 & 63 AND A PORTION OF LOT 64 GRANDVIEW HEIGHTS;

THENCE LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF LOT 1, NORTH 69°16'06" EAST, A DISTANCE OF 147.50 FEET TO A IRON ROD SET, BY DALE AND ASSOCIATES, WITH A PINK CAP ON THE WESTERLY MARGIN OF ALLEY NUMBER 1837;

THENCE LEAVING THE SOUTHEAST CORNER OF LOT 1 WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 21°20'54" EAST, A DISTANCE OF 135.00 FEET TO A IRON ROD SET, BY DALE AND ASSOCIATES, WITH A PINK CAP, ON THE NORTHERLY MARGIN OF MELROSE AVENUE;

THENCE WITH SAID MARGIN, SOUTH 69°16'06" WEST, A DISTANCE OF 122.77 FEET TO A IRON ROD SET, BY DALE AND ASSOCIATES, WITH A PINK CAP AT THE EASTERLY END OF THE RADIUS RETURN;

THENCE WITH THE RADIUS RETURN, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.00 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 66°02'24" WEST, WITH A CHORD LENGTH OF 35.16 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LAND, HAVING AN AREA OF 19780.52 SQUARE FEET OR 0.45 ACRES MORE OR LESS;

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 432 Melrose Avenue by Dale & Associates, Steven C. Matthews, TN R.L.S.# 2352, dated August 9, 2021, last revised August 17, 2021 as Project Number 1808.1.

EXHIBIT B
Permitted Encumbrances

1. Taxes and assessments for the year 2021 and all subsequent years, not yet due and payable. Tax Map ID Number: Map 118-08-0 Parcels 019 & 258. Current year taxes have been prorated at closing and assumed by the Grantee.

2. All Matters as shown on the Plans of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee and in Plat Book 6200, Page 819, said Register's Office.

3. Agreement for Dedication of Public Right-of-Way, of record in Instrument No. 20190506-0042231, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20210204-0016349, said Register's Office.

5. All matters as shown on the ALTA/NSPS Land Title Survey of 432 Melrose Avenue by Dale & Associates, Steven C. Matthews, TN R.L.S.# 2352, dated August 9, 2021, last revised August 17, 2021 as Project Number 1808.1.

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 September 3, 2021.

John T. Cook, Esq.
Date: September 3, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 3, 2021.

Notary Public
My commission expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY