Karen Johnson Davidson County
Batch# 726095 DEEDWARRSP
09/29/2021 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20210929-0130684

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

34809-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
504 Napoleon LLC	New Owner	10516015400
504 Napoleon Ave		
Nashville, TN 37211		

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, **Nealmark, 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 **504 Napoleon LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 31 and 32 on the Plan of John H. Canaday's Subdivision of West Lawn, of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof (herein the "Real Estate").
>
> Being all of the same property conveyed to Nealmark, LLC, a Tennessee limited liability company by Deed dated March 18, 2009 from Lewis Letterworks, Inc., a Tennessee corporation, of record in Instrument No. 20090319-0024710, Register's Office for Davidson County, Tennessee.

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, their 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 A 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.

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

Nealmark, LLC, a Tennessee limited liability company

By: Mark Kevin Lauthern
Name: Mark Kevin Lauthern
Its: Member

By: Larry Neal Bryan
Name: Larry Neal Bryan
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Kevin Lauthern, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Nealmark, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand, at office, this 27th day of September, 2021.

Notary Public
My Commission Expires: 11/8/24

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Neal Bryan, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Nealmark, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand, at office, this 27th day of September, 2021.

Notary Public
My Commission Expires: 11/8/24

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A
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 10516015400. Current year taxes have been prorated as part closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

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

Notary Public
My Commission Expires: 4.3.2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andrew T. Wood, 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 27, 2021.

Andrew T. Wood, Esq.
Date: September 27, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 27, 2021.

Notary Public
My commission expires: July 3, 2023

