Bok 36
(1)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $5,000,000.00.

Affiant

Subscribed and sworn to me on September 28, 2021.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

My commission expires: _____

Karen Johnson Davidson County
Batch# 728196 **DEEDWARRSP**
10/01/2021 08:14:05 AM 7 pgs
Fees: $38.00 Taxes: $18,500.00

20211001-0131963

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33779.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Q & A Holdings, G.P. 45 Annandale Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	092-8-306 092-8-309 092-8-368 092-12-330 092-8-293 092-8-292 092-8-291

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jack C. Wilder, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Q & A Holdings, G.P., a Tennessee general partnership, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

See exhibit "A" attached hereto

The conveyance of the above described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantor.
2. All matters as shown on the plan of record in Plat Book 161, page 119, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known properties located at 15th Ave. N, Hynes St. and McMillin St., Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on September 28, 2021.

Jack C. Wilder

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Jack C. Wilder to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 28, 2021.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

EXHIBIT "A"

TRACT I: 311 15th Avenue North, Map 92-8-00, Parcel 306.00

Being Lot No. 12 in McMillin's Subdivision of the Old State Penitentiary Land, a plan of which subdivision is of record in Book 161, page 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the west side of 15th Avenue North, formerly Stone Wall Street and extends back between parallel lines 100 feet to a 12 foot alley.

Being the same property conveyed to Mildred A. Wilder by Deed from Spruce Street Baptist Church, Inc. of record in Book 6072, page 463, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilbur C. Wilder and Mildred A. Wilder by Quitclaim Deed from Wilder Properties, Ltd. of record in Book 10581, page 986, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack Wilder by Quitclaim Deed from Wilbur C. Wilder and Mildred A. Wilder of record in Book 10581, page 988, in said Register's Office.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 19991229-0308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

TRACT II: Originally 307 15th Avenue North, Map 092-08-00, Parcel 309

Being Lot No. 13 in Gov. McMillin' s Plan of Subdivision of the Old State Prison Lands, of record in Book 161, page 119 , Register's Office for Davidson County, Tennessee as follows:

Being Lot No. 13 fronts 50 feet on the westerly side of Fifteenth Avenue North, formerly known as Stonewall Street and runs back between parallel lines 101 feet to an alley.

Being the same property conveyed to W. C. Wilder and J. S. Wilder by Deed from Pauline Collins of record in Book 4346, page 885, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. C. Wilder by Deed from Anie T. Wilder, widow and sole devisee and legatee under the Last Will and Testament of James S. Wilder, and Wilbur C. Wilder, as the duly qualified Executor of the Last Will and Testament of James S. Wilder, of record in Book 4903, page 386, in the Register's Office for Davidson County, Tennessee. The said J. S. Wilder being one and the same person as James S. Wilder.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 1999122-0308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

TRACT III: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 14 on the Plan of Gov. McMillin's Plan of Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to W. C. Wilder and J. S. Wilder by Deed from Eloise Timothy Kuhn, Aileen Timothy Wrenne, Joseph M. Timothy, Ann Timothy Coleman, Margaret Timothy and Julia Timothy Craven of record in Book 4325, page 444, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. C. Wilder by Deed from Anie T. Wilder, widow and sole devisee and legatee under the Last Will and Testament of James S. Wilder, and Wilbur C. Wilder, as the duly qualified Executor of the Last Will and Testament of James S. Wilder, of record in Book 4903, page 386, in the Register's Office for Davidson County, Tennessee. The said J. S. Wilder being one and the same person as James S. Wilder.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 19991229-0308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

TRACT IV: 301 15th Avenue North, Map 092-08-00, Part of Parcel 368.00

Being Lot No. 15 on the Plan of Gov. McMillin's Subdivision of Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 83.7 feet on the westerly side of 15th Avenue, North, formerly Stonewall Street, and runs back 101.7 feet on the northerly margin of Hynes Street to a 12-foot alley; thence with the easterly margin of said alley 65.4 feet; thence with the line between Lot Nos. 14 and 15, 100 feet to the westerly margin of 15th Avenue North.

Being the same property conveyed to W. C. Wilder and J. S. Wilder by Deed from T. W. Wrenne and David P. Wrenne of record in Book 4325, page 442, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. C. Wilder by Deed from Anie T. Wilder, widow and sole devisee and legatee under the Last Will and Testament of James S. Wilder, and Wilbur C. Wilder, as the duly qualified Executor of the Last Will and Testament of James S. Wilder, of record in Book 4903, page 386, in the Register's Office for Davidson County, Tennessee. The said J. S. Wilder being one and the same person as James S. Wilder.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Development Company by Quitclaim Deed from Wilder Properties, Ltd., Wilbur C. Wilder, Mildred A. Wilder and Jack Wilder of record as Instrument No. 19991229-308688 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jack C. Wilder and Wilder Properties, Ltd., L. P., a Tennessee limited partnership, by Quitclaim Deed from Wilder Development Company, a Tennessee General Partnership, of record as Instrument No. 20040902-0106362 in said Register's Office.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

TRACT V: 1500 Hynes Street, Map 092-12-00, Parcel 330

Being the northeasterly or rear part of Lot No. 31 on the Governor McMillin Plan of the Old State Prison Lands in Nashville, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the northerly margin of Hynes Street, 61 feet 10 inches easterly from the northeast corner of said Hynes Street or McMillin Avenue, said point being the southeast corner of a part of Lot No. 31 conveyed to E. J. Roberts by Deed from Jno. E. Barnard, et al, as of record in Book 513, page 712, said Register's Office; thence, with the northerly margin of said Hynes Street eastwardly 39 feet 6 inches more or less to the northwardly 63.1 feet more or less to the southeast corner of Lot No. 30 on said Plan; thence with the line between said Lots Nos. 30 and 31, westwardly 38 feet 8 inches more or less to the northeast corner of said E. J. Roberts property; thence with the eastern boundary line of said Roberts property, southwardly 56 feet 3 inches more or less to the beginning.

Being the same property conveyed to Mildred A. Wilder by Deed from Alven S. Ghertner of record in Book 5237, page 957, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, of record as Instrument No. 20040902-0106363 in said Register's Office.

TRACT VI: 308 McMillin Street, Map 092-08-293.00

Land in Davidson County, Tennessee, being Lot No. 28 in McMillin's Old State Penitentiary Plan, fronting 50 feet on the east side of McMillin Street, and running back between parallel lines 100 feet to a 12 foot alley.

Being the same property conveyed to Mildred A. Wilder by Deed from Ruth Finkelstein of record in Book 6490, page 31, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, successor by conversion to Wilder Properties, G. P., a Tennessee General Partnership, of record as Instrument No. 20140625-0055752 in said Register's Office.

TRACT VII: 306 McMillin Street, Map 092-08-292.00

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Governor McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred A. Wilder by Deed from S. K. Grayson and wife, Frances E. Grayson, of record in Book 6016, page 841, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, successor by conversion to Wilder Properties, G. P., a Tennessee General Partnership, of record as Instrument No. 20140625-0055752 in said Register's Office.

TRACT VIII: 302 McMillin Street, Map 092-08-291.00

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the easterly side of McMillin Avenue (now McMillin Street) and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Mildred A. Wilder by Deed from Wayne Gower of record in Book 6265, page 598, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wilder Properties, Ltd. by Quitclaim Deed from Millie A. Wilder and Wilbur C. Wilder of record in Book 7452, page 580, in said Register's Office. The said Millie A. Wilder being one and the same person as Mildred A. Wilder and Wilbur C. Wilder being one and the same person as W. C. Wilder.

Being the same property conveyed to Wilder Properties, G. P., a Tennessee General Partnership, by Quitclaim Deed from Wilder Properties, Ltd. of record as Instrument No. 19991228-0307540 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack C. Wilder by Quitclaim Deed from Wilder Properties, Ltd., L. P., a Tennessee limited partnership, successor by conversion to Wilder Properties, G. P., a Tennessee General Partnership, of record as Instrument No. 20140625-0055752 in said Register's Office.