This Instrument Prepared By:
Thomas B. Cresswell, Jr.
Law Offices; TN BPR No. 0006019
509 Baxter Lane
Nashville, TN 37220-2201
(615) 504-4558

Karen Johnson Davidson County
Batch# 728913 DEEDWARR
10/01/2021 12:48:03 PM 8 pgs
Fees: $43.00 Taxes: $14,454.67
20211001-0132438

WARRANTY DEED

New Owner Address:	Send Tax Bills To:	Map & Parcel Nos.:
Crowell Capital Partners, GP a Tennessee General Partnership **P. O. Box 41250** **Nashville, TN 37204**	**Same**	1. **Map 93-14, Parcel 260** 2. **Map 105-2, Parcel 440** 3. **Map 105-6, Parcel 83**

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and paid by the hereinafter Grantee, other good and valuable consideration,, the receipt and sufficiency of which are hereby acknowledged, **J. FRANK CROWELL, III,** a Tennessee resident, **and MARY MARGARET CROWELL (also known as MARY MARGARET CROWELL BOURBEAU),** a Tennessee resident – together herein referred to as "**GRANTOR**" -- have this day bargained and sold and do hereby transfer and convey unto **CROWELL CAPITAL PARTNERS, GP**, a Tennessee General Partnership-- herein referred to as "**GRANTEE**" -- and Grantee's successors, representatives, and assigns, all of Grantor's right, title, and interest in and to that certain real estate, consisting of three (3) properties located in Nashville, Davidson County, Tennessee and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, together with any and all improvements, buildings, structures and/or fixtures thereon – herein referred to as the "Property."

The conveyed Property consists of three properties, each of which is improved property, located in Nashville, Davidson County, and commonly known as follows:

1. 730 8th Avenue, South, Nashville, TN 37203; and
2. 1001 8th Avenue, South, Nashville, TN 37203; and
3. 1315 8th Avenue, South, Nashville, TN 37203, which is also known in certain records of Metropolitan Nashville Davidson County as "1317 8th Avenue, South, Nashville, TN 37203," but both addresses refer to one and the same property.

The interest in the Property owned by Grantor and conveyed to Grantee by this Warranty Deed is a one-third (1/3) undivided interest as tenants in common owned by each constituent of the Grantor for a total of a two-thirds (2/3) undivided interest as tenants in common in the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors, representatives, and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And, Grantor does further covenant and bind Grantor, their heirs, representatives, and assigns to warrant and forever defend the title to the said Property to the Grantee, its successors, representatives, and assigns against the lawful claims of all persons whomsoever.

THIS CONVEYANCE of the Property is made subject to any and all applicable limitations, restrictions, easements, liens, and encumbrances as may affect the Property and any and all such restrictions and encumbrances of record in the Register's Office for Davidson County in Nashville, Tennessee. Said Property is further subject to all zoning, codes, and applicable land use laws as may affect the Property and such other limitations or factors that may have been disclosed by an examination of title and/or a survey of the Property, as well as taxes for 2021, a lien not yet due and payable.

Wherever used herein, words denoting a number or gender shall be read in the number or gender as the context clearly implies. The words "Grantor" and "Grantee" shall include their respective heirs, personal representatives, successors and assigns where the context requires or clearly implies.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed as of the 29th day of September 2021.

GRANTOR:

J. Frank Crowell, III

Mary Margaret Crowell

WAIVER OF MARITAL INTERESTS

For the purpose of waiving any and all marital interests of any kind that may exist in their favor with regard to the Property, the undersigned respective spouses of J. Frank Crowell, III and Mary Margaret Crowell Bourbeau have signed this Warranty Deed as of the dates that appear below:

Yvonne M. Crowell, wife of J. Frank Crowell, III

Peter J. Bourbeau, husband of Mary Margaret Crowell Bourbeau

STATE OF TENNESSEE }
COUNTY OF Williamson }

Before me, a Notary Public in and for said County and State, personally appeared **J. Frank Crowell, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

WITNESS MY HAND and seal, this the 4th day of September 2021.

{SEAL}

BEATRICE G JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6/21/2025

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, a Notary Public in and for said County and State, personally appeared **Mary Margaret Crowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

WITNESS MY HAND and seal, this the 30th day of September 2021.

{SEAL}

NOTARY PUBLIC

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 7, 2024

STATE OF TENNESSEE }
COUNTY OF Williamson }

Before me, a Notary Public in and for said County and State, personally appeared **Yvonne M. Crowell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

WITNESS MY HAND and seal, this the 29th day of September 2021.

{SEAL} BEATRICE G JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6/21/2025

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, a Notary Public in and for said County and State, personally appeared **Peter J. Bourbeau,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

WITNESS MY HAND and seal, this the 30th day of September 2021.

{SEAL}

NOTARY PUBLIC

JOHN DAVID [illegible]

My Commission Expires: May 7, 2024

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or true value, whichever is greater for the transfer of the Property described in this Deed is Three Million, Nine Hundred Six Thousand, Six Hundred Sixty-six and 67/100 Dollars ($3,906,666.67).

Affiant
Print Name: James Frank Cowell III

Sworn to and subscribed to before me on this the 30th **day of September 2021**

{SEAL}



Notary Public

My Commission Expires: 9/8/2021

EXHIBIT A

Property Description

1. 730 8th AVENUE, SOUTH, NASHVILLE, TN 37203
(Map 93-14, Parcel 260)

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 31 (State Route 6, Eight Avenue South) intersection and being and all of the Thelma R. Frazier Family Limited Partnership Property, as recorded as Book 10739, Page 743, which also includes all of Reserve Parcel "A and Reserve Parcel "B" on the final plat of Section One Hundred Seven Edgehill Estates, as recorded in Plat Book 5050, Page 20, in the Register's Office of Davidson County, Tennessee and also includes Lots 117, 118, 119, and 120 on the Edwin and Wetmore Plan (unrecorded), and being more particularly described as follows:

BEGINNING at an existing 5/8" iron pin cluster in the southerly right-of-way of Division Street, said monument also being a northwesterly corner common to Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates as recorded in Plat Book 5050, Page 20, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Division Street and continuing along with the westerly line of Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates, S 01° 53'00" E a distance of 196.05' to a new iron pin monument, said monument being the northerly right-of-way of Interstate 40;

Thence leaving said westerly line of Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates and continuing along with the northerly right-of-way of Interstate 40, S88° 27'00" W a distance of 130.00' to a new iron pin monument, said monument being the easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South);

Thence leaving said northerly right-of-way of Interstate 40 and continuing along with the easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South) the following two calls: N 01°53'0" W a distance of 169.99' to a new iron pin monument;

Thence with a curve turning to the right with an arc length of 38.91', with a radius of 24.84', with a chord bearing of N 42°59'30" E, with a chord length of 35.05', to a new l" brass disk, said monument being the southerly right-of-way of Division Street;

Thence leaving said easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South) and continuing along with the southerly right-of-way of Division Street, N 87°52'00" E a distance of 105.27' to an existing 5/8" iron pin cluster, which is the point of beginning, having anarea of 25,269 square feet, 0.58 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 16, 2011.

Being a portion of the property conveyed to The Thelma R. Frazier Family Limited Partnership by deed of Record in Book 10739, Page 743, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY conveyed to **J. FRANK CROWELL, III** and **MARY MARGARET CROWELL (also known as MARY MARGARET CROWELL BOURBEAU)** from **THE THELMA R. FRAZIER FAMILY LIMITED PARTNERSHIP** (a Tennessee limited partnership), by deeds of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20111215-0097534 and Instrument No. 20111215-0097535. {Note: in those same instruments, J. F. Crowell, Jr. was named as an additional Grantee, but he has since died and his prior one-third interest is already owned by Crowell Capital Partners, GP following a series of clarifying Quitclaim Deeds.}

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2. 1001 8th AVENUE, SOUTH, NASHVILLE, TN 37203
(Map 105-2, Parcel 440)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Edgehill Estates, Section 69, as of record in Book 4715, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING THE SAME PROPERTY for which a one-third (1/3) undivided interest was conveyed to **J. FRANK CROWELL, III**, by Quitclaim Deed from **J. F. CROWELL, JR.,** of record in Book 10739, Page 848 in the Register's Office of Davidson County, Tennessee, and for which a one-third (1/3) undivided interest was conveyed to **MARY MARGARET CROWELL (also known as MARY MARGARET CROWELL BOURBEAU)** by Quitclaim Deed from **J. F. CROWELL, JR.,** of record in Book 10739, Page 850 in the Register's Office of Davidson County, Tennessee.

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3. 1315 8th AVENUE, SOUTH, NASHVILLE, TN 37203
(Map 105-6, Parcel 83), which is also known in certain records of Metropolitan Nashville Davidson County as "1317 8th Avenue, South, Nashville, TN 37203," but both addresses refer to one and the same property.

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 4, 5 and 6 on the Plan of A.J. McCampbell's Addition, as of record in Book 21, page 104, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Alley Number

653, 15 feet in width, and the westerly right-of-way of Eighth Avenue South (Franklin Pike), 80 feet in width.

Thence with the westerly right-of-way line of Eighth Avenue South south 06 deg. 25 min. 26 sec. east, 150.67 feet to an iron rod set at a corner common with the property of the Metropolitan Government of Davidson County, no deed of record;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly property line of Metropolitan Government of Davidson County North 85 deg. 40 min. 00 sec. west, 184.40 feet to an iron rod set;

Thence with the easterly property line of Metropolitan Government of Davidson County north 04 deg. 22 min. 12 sec. east, 148.02 feet to an iron rod set in the southerly right-of-way line of Alley Number 653;

Thence with the southerly right-of-way line of Alley Number 653 South 85 deg. 40 min. 00 sec. east, 156.18 feet to the point ofbeginning, containing 25,206 square feet (0.579 acres more or less).

BEING THE SAME PROPERTY conveyed to **J. FRANK CROWELL, III** and **MARY MARGARET CROWELL (also known as MARY MARGARET CROWELL BOURBEAU)** by Warranty Deed dated November 5, 1997 from **AMERICAN CANCER SOCIETY, MID-SOUTH DIVISION, INC.**, of record and recorded in the Register's Office for Davidson County, Tennessee on November 6, 1997 at Book 10675, Page 571. {Note: in that same instrument, J. F. Crowell, Jr. was named as an additional Grantee, but he has since died and his prior one-third interest is already owned by Crowell Capital Partners, GP following a series of clarifying Quitclaim Deeds.}