Karen Johnson Davidson County
Batch# 730813 DEEDWARRSP
10/06/2021 09:21:19 AM 5 pgs
Fees: $28.00 Taxes: $2,553.00
20211006-0134096

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
710 HILL PARTNERS, GP and RIVERSIDE PARK, GP 102 Woodmont Blvd., Suite 200 Nashville, TN 37205	SAME	106-07-0-027.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRENTON DEAN WATROUS**, as Executor of the Estate of Charles William Dorris, Deceased pursuant to Court Order of the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), Docket No. 20P2099 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **710 HILL PARTNERS, GP**, a Tennessee general partnership, as to an undivided sixty-six and two-thirds percent (66 2/3%) and to **RIVERSIDE PARK, GP**, a Tennessee general partnership, as to an undivided thirty-three and one-third percent (33 1/3%), as tenants in common (the "Grantees, their successors and assigns, all of its right, title and interest in and to that certain real estate in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees, its successors and assigns, forever. And Grantor does covenant with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantees, its successors and assigns, against the lawful claims of all persons claiming through Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument effective as of October 1, 2021.

GRANTOR:

TRENTON DEAN WATROUS, EXECUTOR OF
THE ESTATE OF CHARLES WILLIAM DORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared TRENTON DEAN WATROUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he is the Executor of The Estate of Charles William Dorris and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 1ST day of October, 2021.

Notary Public

My Commission Expires: 07/03/2023

DAVID KEITH BRADLEY-WILKERSON NOTARY PUBLIC DAVIDSON COUNTY EXPIRES TENNESSEE July 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $690,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 15th day of October, 2021.

Notary Public

My Commission expires:

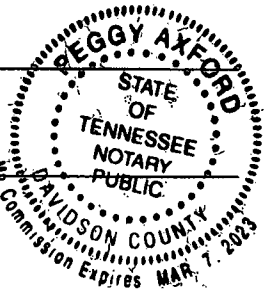


EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Greystone Motel and Trailer Park of record in Plat Book 4955, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles William Dorris and Thomas G. Dorris, as tenants in common by Quitclaim Deed of record in Instrument No. 20040604-0066105 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles William Dorris, an unmarried man by Quitclaim Deed of record in Instrument No. 20080122-0006479 Register's Office for Davidson County, Tennessee. Charles William Dorris, has since deceased. See Court Order of the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), Docket No. 20P2099.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4955, Page 44 and Plat Book 161, Page 32, Register's Office for Davidson County, Tennessee.

3. Subject to reservation for sewer easement set out in Deed of record in Book 4892, Page 318, in the Register's Office for Davidson County, Tennessee.

4. Matters shown on that certain ALTA/NSPS Land Title Survey by J.L. Whitson, TN RLS No. 1732 of Wamble and Associates, dated September 17, 2021 and designated File No. 1042-0221.