Karen Johnson Davidson County
Batch# 737916 DEEDWARRSP
10/15/2021 03:09:30 PM 6 pgs
Fees: $33.00 Taxes: $4,255.00
20211015-0139160

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00.

Affiant

Subscribed and sworn to me on 1 day of October, 2021.

NOTARY PUBLIC

My Commission Expires:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY AND UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35018

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
BABYLON HOLDINGS, LLC 125 Spence Lane Nashville, TN 37210	NEW OWNER 7934 Saddle Ridge Tr. Nashville, TN 37221	094-00-0-042.00

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, **MICHAEL SCOTT WARE, a married man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BABYLON HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

The subject property is not now nor has it ever been the primary residence of the Grantor herein.

This property is also known as improved property located at 125 Spence Lane, Nashville, TN 37210.

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 representatives, 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 said GRANTEE, its successors and representatives, 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.

[signatures commence on the following page]

WITNESS my hand this 1st day of October, 2021.

GRANTOR:

Michael Scott Ware

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Michael Scott Ware, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 1st day of October, 2021.

Notary Public, State of Tennessee

My Commission Expires: 05/22/2023

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Tract 4A on the survey of River Hills Industrial Park dated November 1, 1979 by A&A Engineers, Inc., and being more particularly described as follows:

Beginning at a point in the westerly margin of Spence Lane at the Southeast corner of River Hills Industrial Park of record in Book 4660, Page 70, Register's Office for Davidson County, Tennessee;

Thence North 58 deg. 36 min. 35 sec. West 308.25 feet to a point; thence North 07 deg. 34 min. 10 sec. East 113.72 feet to a point; thence North 45 deg. 03 min. 12 sec. West 327.7 feet to a point; thence South 02 deg. 29 min. West 470.92 feet to a point; thence South 84 deg. 30 min. West 202.3 feet to a point; thence South 24 deg. 54 min. East 273.59 feet to a point; thence North 76 deg. 29 min. 24 sec. East 603.21 feet to a point in the westerly margin of Spence Lane, being the southeast comer of the said Tract and the northeast corner of Tract 4 on the said survey of A&A Engineers, Inc., thence with the westerly margin of Spence Lane 48.54 feet to a point in the said westerly margin of Spence Lane; thence continuing with the westerly margin of said right-of-way 43.66 feet to the point of beginning.

Being the same property conveyed to Michael Scott Ware by Quitclaim deed from Don H. Ware, Jr. as Executor of the Estate of Don H. Ware, Sr. of record in Instrument No. 20200228-0022327 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 28, 2020.

EXHIBIT B
Permitted Encumbrances

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

2. Transmission Line Easement of record in Book 1291, Page 115, in the Register's Office for Davidson County, Tennessee.

3. Easement Deed by Court Order of record in Instrument Number 20120228-0017172 and 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

4. Possible Right of Railroad to increase its right-of-way to the full extent of its charter.

5. Subject to the flow of any creeks, streams, or branches across subject property.

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or 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 **10/01/2021** (date of document).

Affiant Signature

10/01/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

