Karen Johnson Davidson County
Batch# 747384 DEEDWARRSP
11/01/2021 02:30:30 PM 8 pgs
Fees: $43.00 Taxes: $5,096.75
20211101-0146118

THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS, PLLC** **10 Burton Hills Blvd.** **Suite 210** **Nashville, Tennessee 37215** **(615) 829-5995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,377,500.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2021. Notary Public My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
1808 Hayes, LLC 3810 Bedford Ave, Suite 300 Nashville, Tennesse 37215	New Owner	Map-Par. Numbers: 09212041000

THIS SPECIAL WARRANTY DEED, effective as of the 28th day of October, between Nancy Ruth Griffith, Katherine Jeanette Griffith, Rebecca Ann Griffith, as one-third each tenants in common (hereinafter referred to as "Grantor"), and 1808 Hayes, LLC, a Tennessee limited liability company authorized to transact business in the State of Tennessee (hereinafter referred to as "Grantee").

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, all of that certain land lying and being located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with any and all improvements located thereon. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

To have and to hold said tracts or parcels of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto

Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE PAGES FOLLOWING]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed as of the day and year first above written.

GRANTOR:

Nancy Ruth Griffith

Katherine Jeanette Griffith,

Rebecca Ann Griffith

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at office, this 28 day of October, 2021

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at office, this 28 day of October, 2021

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at office, this 28 day of October, 2021.

Notary Public

My Commission Expires: _____

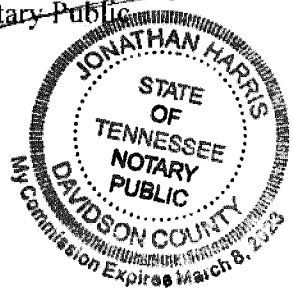


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being lot No. 111 on the map of The Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County.

Said Lot No. 111 fronts 50 feet on the north side of Hayes Street and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Nancy Ruth Griffith, Katherine Jeanette Griffith, and Rebecca Ann Griffith by that certain Quitclaim Deed of record as Instrument Number 20190606-0054214, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Nancy Ruth Griffith, Katherine Jeanette Griffith, Rebecca Ann Griffith, and John Walton Griffith, III by that certain Quitclaim Deed of record as Instrument Number 20120404-0028883, Register's Office for Davidson County, Tennessee, which was corrected by that certain Scrivener's Affidavit of record as Instrument Number 20120521-0043775, correcting and enumerating the correct Grantee.

This is improved property known as 1808 Hayes Street in Nashville, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. All matters, including restrictions, dedications, conditions, reservations, easements and other matters, shown on the plat recorded in Plat Book 21, Page 39, in the Register's Office of Davidson County, Tennessee.
4. Rights of other in and to the alley contiguous to the land.
5. Rights of parties in possession not shown by the Public Records.
6. Any claim subject to and arising under trust or lien created under the Perishable Agricultural Commodities Act and/or the Packers and Stockyards Act.
7. All matters acts, rights, interests or claims that may exist or arise by reason of matters disclosed by an ALTA/NSPS survey made by J. Alan Cummings at Crawford & Cummins P.C. dated October 27, 2021 designated CCPC Job No. 19-050

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 10/28/2021.

Signature

Date: 10/28/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 10/28/2021

My Commission Expires: 01/08/2024
Notary Seal

