Karen Johnson Davidson County
Batch# 747923 DEEDWARRSP
11/02/2021 02:05:45 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20211102-0146664

THIS INSTRUMENT PREPARED BY:
SOUTHLAND LAW GROUP, PLLC
216 Centerview Drive, Suite 360
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **G.M.L., Inc., a Missouri corporation, who took title as "GMI, Inc., a Missouri corporation"**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **WOODBINE COMMUNITY ORGANIZATION (WCO), Inc., a Tennessee non-profit corporation**, hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 8th Councilmanic District of Nashville, Davidson County, Tennessee on Dickerson Pike near Due West Avenue. Being Lots 51-53 on the Map of M.M. Cunniff's Due West Valley Acres (not of record) and being more particularly described as follows:

Beginning in the easterly right-of-way of Dickerson Pike at the northwesterly corner of Woodbine Community Organization, Inc. property of record as Instrument No. 20191021-0107566, Register's Office for Davidson County (R.O.D.C.), said point of beginning being the southwesterly corner of the subject tract and having Tennessee State Plan Coordinate (NAD 83) values of North 700,417.91, East 1,745,090.98;

Thence with said right-of-way northwesterly with a curve to the right 298.92 feet to a southwesterly corner of William D. Willcutts property of record as Instrument No. 20141223-0117511, R.O.D.C., said curve having a radius of 11,420.00 feet, a central angle of 01 deg. 29' 59" and a chord of 298.91 feet at North 01 deg. 51' 00.5" West;

Thence with the southerly boundary of said Willcutts property South 83 deg 18' 04" East, 272.04 feet to the westerly boundary of GML, Inc. property of record in Deed Book 5055, page 161, R.O.D.C. (TRACT III);

Thence with said westerly boundary of GML TRACT III South 14 deg. 56' 37" West, 298.36 feet to an iron rod in the northerly boundary of the abovementioned Woodbine Community Organization, Inc. property;

Thence with said northerly boundary North 83 deg. 23' 08" West, 184.82 feet to the beginning.

Containing 67,675 Square Feet or 1.55 Acres, more or less.

Being a portion of the same property conveyed to GML, Inc., a Missouri corporation, by

warranty deed from Fort Knox Music Company, a joint venture composed of F & B Music, Inc., a New York corporation, and Mike & Jerry Music, Inc., a New York corporation, of record in Book 5055, page 561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) Taxes and assessments for subsequent years; (ii) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6087, page 161 and (iii) Easement for driveway and bridge for joint use of Lots 53, 54 and 55 of record in Book 5081, page 539, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is improved property located on 3557 & 3561 Dickerson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 1st day of November, 2021.

G.M.L., INC., a Missouri corporation, who took title as **GML, Inc.**

By: Moe Lytle
Moe Lytle, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Moe Lytle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of GML, Inc., a Missouri corporation, the within named bargainor, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Moe Lytle as President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of November, 2021.

Garry McClanahan

Notary Public



My commission expires: 6/3/2024

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $1,250,000.00.

Affiant

Sworn to and subscribed before me this the 2nd day of November, 2021.

Lisa A. Williams

Notary Public



My commission expires: 7/9/2022

Name and Address of New Owner:

Woodbine Community Organization (WCO), Inc.
643 Spence Lane
Nashville, TN 37217

Send Tax Bills To:

New Owner

Map-Parcel:
Map 50-4, Parcels 14.00 & 15.00