Karen Johnson Davidson County
Batch# 751317 DEEDWARRSP
11/08/2021 02:25:25 PM 6 pgs
Fees: $33.00 Taxes: $19,240.00
20211108-0149022

This Instrument Prepared By:

David R. Whittaker
1616 Westgate Circle
Brentwood, Tennessee 37027

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.:**
311 SAWTOOTH, LLC c/o Holladay Properties 2710 Old Lebanon Road Suite 5 Nashville, TN 37214	311 SAWTOOTH, LLC c/o Holladay Properties 2710 Old Lebanon Road Suite 5 Nashville, TN 37214	82-13-12

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Beverly Sue Scales, an unmarried person** (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto **311 Sawtooth, LLC** (herein called "Grantee") the following described property, having an address of 1010 Fourth Avenue North, Nashville, TN 37219 and being situated and located in Davidson County, Tennessee, and more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

The Property is improved property known as 1010 4th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of the Property, has good right to convey the Property to Grantee and that the Property is free from liens and encumbrances except as set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

Grantor covenant that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, but not further nor otherwise.

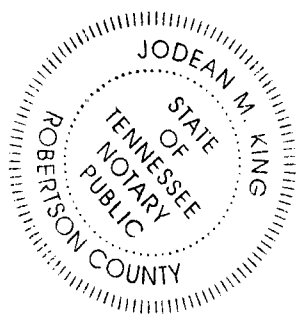
The words "Grantor" and "Grantee" shall include their respective successors and assigns.

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $5,200,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Agent of Grantee

Subscribed and sworn to before me this 5th day of November, 2021.



Notary Public

My Commission Expires: 7/22/2025

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of November, 2021.

GRANTOR:

Beverly Sue Scales

BEVERLY SUE SCALES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, David R Whittaker, of the State and County aforesaid, personally appeared BEVERLY SUE SCALES, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Grantor, and that she as such Grantor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 5 day of November, 2021.

Notary Public
My Commission Expires: 8/28/20

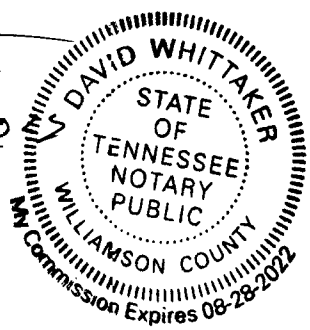


EXHIBIT A
LEGAL DESCRIPTION

Land situated in the County of Davidson, State of Tennessee (the "Property"), described in a survey by Clint Elliott, issued on July 15, 2021, and last updated September 25, 2021 as follows:

Parcel I (1010 4th Avenue N)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY PART OF LOT NO. 30 ON THE PLAN OF BALCH AND WHITESIDES' ADDITION, AS OF RECORD IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD OLD (RLS 1444) ON THE EASTERLY MARGIN OF 4TH AVENUE NORTH, FORMERLY CHERRY STREET, 100 FEET NORTHERLY FROM THE NORTHEAST CORNER OF SAID 4TH AVENUE NORTH AND JACKSON STREET, SAID POINT BEING THE NORTHWEST CORNER OF A PART OF LOT NO. 30 CONVEYED TO DEVEREAUX T. DAVIS AS OF RECORD IN INSTRUMENT NUMBER QC-200007120069176, R.O.D.C.TN;

THENCE, LEAVING SAID DAVIS, FOLLOWING SAID EASTERLY MARGIN OF 4TH AVENUE NORTH, NORTH 27 DEGREES 13 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 121.07 FEET TO AN IRON ROD OLD (RLS1444), BEING THE NORTHWEST CORNER OF SAID LOT NO. 30;

THENCE, WITH THE NORTHERN BOUNDARY LINE OF SAID LOT NO. 30, SAID RIGHT OF WAY FOR 5.6 FEET & FOLLOWING THE PROPERTY OF 311 FORGE, LLC AS OF RECORD IN INSTRUMENT NUMBER QC-201508100079707, FOR A TOTAL OF NORTH 62 DEGREES 44 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 169.98 FEET TO AN IRON ROD (RLS 1444) FOUND ON THE WESTERLY MARGIN OF ALLEY NUMBER 201;

THENCE LEAVING SAID 311 FORGE, FOLLOWING THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 27 DEGREES 14 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 121.34 FEET TO THE NORTHEAST CORNER OF SAID DAVIS PROPERTY;

THENCE, LEAVING SAID ALLEY, WITH THE NORTHERN BOUNDARY LINE OF SAID DAVIS PROPERTY, NORTH 62 DEGREES 50 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 170.03 FEET TO THE POINT OF BEGINNING.

BEING THE SAME AS THE FOLLOWING DESCRIBED PROPERTY PER THE SOURCE DEED OF RECORD IN BOOK 1281, PAGE 931, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 30 on the Plan of Balch and Whitesides' Addition, as of record in Minute Book "D," page 734, Circuit Court for said County, described as follows:

Beginning at a point on the easterly margin of 4th Avenue North, formerly Cherry Street, 100 feet northerly from the northeast corner of said 4th Avenue North and Jackson Street, said point being the northwest corner of a part of Lot No. 30 conveyed to R. L. Ball and wife, by deed from N. E. Dye, et ux, of record in Book 1760, page 93, Register's Office for said County; thence with the easterly margin of said 4th Avenue North, northwardly 121 feet to the northwest corner of said Lot No. 30; thence with the northern boundary line of said Lot No. 30, eastwardly 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 121 feet to the northeast corner of said Ball property; thence with the northern boundary line of said Ball property, westwardly 170 feet to the beginning.

Being the same property conveyed to Thomas R. Scales and wife, Beverly Sue Scales, by deed from R. M. Nitchum and wife, Catherine C. Mitchum, of record in Book 4194, page 60, Register's Office for Davidson County, Tennessee; the said Thomas R. Scales having since died, whereupon the property vested solely in Beverly Sue Scales, as surviving tenant-by-the-entirety.

BEING THE SAME PROPERTY CONVEYED TO JACK W. ROBINSON, JR., TRUSTEE, BY DEED FROM BEVERLY SUE SCALES, AND CONVEYED TO BEVERLY SUE SCALES, BY DEED FROM JACK W. ROBINSON, JR., TRUSTEE, OF RECORD IN BOOK 1281, PAGE 931, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for year 2021 and subsequent years.

2. All matters shown on the Plat of record in Minute Book D, Page 734, in the Register's Office for Davidson County, Tennessee.

3. Terms and provisions of N.E.S. Easement of record as Instrument No. 201408270078150 in said Register's Office.

4. Rights of others in and to the alley contiguous to the Property.