Karen Johnson Davidson County
Batch# 755081 DEEDWARRSP
11/15/2021 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20211115-0151765

THIS INSTRUMENT PREPARED BY: Heather A. Derrick **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. **Affiant** Subscribed and sworn to before me this 9th day of November, 2021. Notary Public My Commission Expires: 5-5-2025

HEATHER A. DERRICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Walker Real Estate Holdings, LLC 3371 Skyway Drive, Suite 2 Auburn, AL 36830	SAME	04300004500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUMBLE B REALTY, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WALKER REAL ESTATE HOLDINGS, LLC,** an Alabama limited liability

company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in

Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 1, Myatt Business Center, of record in Instrument No. 20041029-0129992, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rumble B Realty, LLC, by deed from RAO Investment Group, L.P., and D&R Odom Investment Group, L.P., as equal tenants in common, of record in Instrument No. 20041122-0139950, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. 2021 taxes, which have been paid, prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record at Instrument No. 20040809-0096147, Register's Office for Davidson County, Tennessee.

3. Declaration for Detention Pond Maintenance for Myatt Business Center of record in Instrument No. 20040820-0100634, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement with Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20010227-0018047; Instrument No. 20040601-0063460 and Instrument No. 20060515-0056681, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20060515-0056698, Register's Office for Davidson County, Tennessee.

6. Easement for power lines to Metropolitan Government of record in Book 4870, page 808, Register's Office for Davidson County, Tennessee.

7. Easement for flowage conveyed to USA of record in Book 2279, page 1, Register's Office for Davidson County, Tennessee.

8. Reservation of utility easement as set out in Deed of record in Book 6643, page 987; easement and right-of-way for sewer line retained in Deed of record in Book 6643, page 987, Register's Office for Davidson County, Tennessee.

This is improved property known as: 711 Myatt Center Lane, Nashville, TN 37115.

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 assigns, forever; and Grantor covenants with the said Grantee 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 9th day of November, 2021.

RUMBLE B REALTY, LLC,
a Tennessee Limited Liability Company

By: _____
Brenda S. Corn, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDA S. CORN** , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Member, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of November, 2021.

_____
Notary Public

My Commission Expires: 5-5-2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

True Copy Certification

I, Heather A. Derrick, 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 November 9, 2021.

Heather A Derrick
Affiant Signature

Date: November 9, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of November, 2021.

Sharon F Muller
Notary's Signature

My Commission Expires: 8/19/25

Notary's Seal

