Karen Johnson Davidson County
Batch# 757281 DEEDWARRSP
11/17/2021 03:42:38 PM 6 pgs
Fees: $33.00 Taxes: $2,467.75
20211117-0153351

This instrument prepared by:
Sims|Funk PLC
Attn: R. Mark Donnell, Jr.
3322 West End Avenue, Suite 200
Nashville, TN 37203

# SPECIAL WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Charles E. Cooke<br>205 17th Avenue North, Suite 201<br>Nashville TN 37203 | Charles E. Cooke<br>205 17th Avenue North, Suite 201<br>Nashville TN 37203 | 091-14-0-184.00 |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, WATTS PROPERTIES, L.P., a Tennessee limited partnership, Grantor, has this day bargained and sold, and does hereby transfer and convey unto CHARLES E. COOKE, Grantee, his successors, heirs and assigns, that certain real estate located at 5603 Charlotte Pike, Nashville, Tennessee, 37209 in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature and acknowledgement on following page(s).]

Witness our hand as of the 16 day of November, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

WATTS PROPERTIES, L.P.,
a Tennessee limited partnership

By: Harrell L. Abbott
Name: Harrell L. Abbott
Its: Co-General Partner

By: Ruth K. Watts Legacy Trust dated January, 27, 2015
Its: Co-General Partner

By: Gertrude K. Abbott - Trustee
Name: Gertrude K. Abbott
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harrell L. Abbott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Co-General Partner of WATTS PROPERTIES, L.P., a Tennessee limited partnership, the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited partnership for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this 16 day of November, 2021.

Notary Public

My Commission Expires: 5/9/23

JEFFREY BAUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gertrude K. Abbott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged she is the Trustee of the Ruth K. Watts Legacy Trust dated January 27, 2015, the Co-General Partner of WATTS PROPERTIES, L.P., a Tennessee limited partnership, the within named bargainor, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited partnership for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this 16 day of November, 2021.

Notary Public

My Commission Expires: 5/9/2023

JEFFREY BAUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** TENNESSEE
**COUNTY OF** DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $666,960.46.

Affiant

Subscribed and sworn to before me this the 16 day of NOV., 2021.

Notary Public

My commission expires: MAR. 2, 2025

GUY MILLER HOGAN II
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-02-2025

# EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee being part of lot or Block 14, as shown on the map entitled The Map of the C.C. Vernon Farms, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at the southwest corner of the Charlotte Pike or Avenue and Orlando Avenue; thence with the southerly margin of Charlotte Pike or Avenue, westerly 50 feet; thence southerly parallel with Orlando Avenue, 159 feet to the northerly margin of an alley; thence with said alley, easterly 50 feet to the westerly margin of Orlando Avenue; thence with the westerly margin of Orlando Avenue, 159 feet to the beginning.

Being the same property conveyed to C.E. Francis and wife, Fannie J. Francis, by deed from Robbie W. Foster and A.L. Foster (both unmarried) of record in Book 936, page 284, said Register's Office.

Being the same property conveyed to John H. Watts, Jr., by deed of Gift from Fannie J. Francis, of record in Book 5293, page 219, dated June 1, 1978, said Register's Office, with Fannie J. Francis having retained a Life Estate in subject property. Fannie J. Francis predeceased John H. Watts, Jr., who subsequently died on or about March 4, 1995, leaving a will of record in Will Book 34, page 104, Clerk and Master's Office, Maury County, Tennessee, wherein subject property is devised to Ruth K. Watts.

Ruth K. Watts further conveyed by Quitclaim Deed unto Watts Properties, L.P., a Tennessee limited partnership, of record in Book 10598, page 922, dated August 13, 1997, said Register's Office.

**EXHIBIT B**

(Permitted Encumbrances)

1. 2022 and future property taxes, not yet due and payable.
2. Matters shown on the plan of record in Book 161, page 164, Register's Office for Davidson County, Tennessee.
3. The matters shown on the plat of survey prepared by David P. Brackman, Tenn. RLS No. 1684, with Brackman Land Surveying, dated July 3, 2021, last revised November 3, 2021, and designated as Job No. 21093.