Karen Johnson Davidson County
Batch# 757357 DEEDWARRSP
11/18/2021 08:39:30 AM 8 pgs
Fees: $43.00 Taxes: $9,670.32
20211118-0153457

SPECIAL WARRANTY DEED

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,613,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 2021.

Melissa Ann Foster
Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-West End

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
GTOM West End II, LLC, and GTOM West End III, LLC	Same as owner	092-15-1-132.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, (i) **ERIC J. BAURLE**, as to an undivided 26.1% interest as tenant in common, (ii) **MATTHEW B. EADS**, as to an undivided 21.7% interest as tenant in common, (iii) **TRUITT ELLIS**, as to an undivided 26.1% interest as tenant in common, and (iv) **BRENT PENNINGTON**, as to an undivided 26.1% interest as tenant in common (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to (i) **GTOM WEST END II, LLC,** a Tennessee limited liability company, as to a Sixty-Nine and Thirty-Seven One Hundredths Percent (69.37%) undivided interest, as tenant in common, and (ii) **GTOM WEST END III, LLC,** a Tennessee limited liability company, as to a Thirty and Sixty-Three One Hundredths Percent percent (30.63%) undivided interest, as tenant in common (collectively, the "**Grantees**"), their respective successors and assigns, that certain real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference, together with any and all fixtures and improvements thereon and any and all easements and appurtenances thereto (collectively, the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein (the "**Permitted Exceptions**"):

This is improved property known as 2412 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their respective successors and assigns, in fee simple forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their respective successors and assigns, to warrant and forever defend the title to the Property to Grantees, their respective successors and assigns against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed effective as of the 12th day of November, 2021.

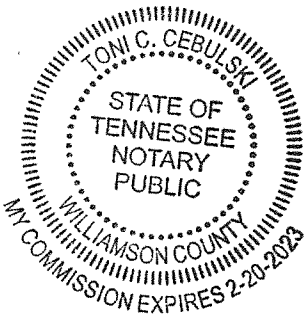
GRANTOR:

Eric J. Baurle

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Eric J. Baurle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantor, and who, upon oath, acknowledged the due execution of the foregoing instrument for the purposes set forth therein.

WITNESS my hand and seal at office, on this the 12th day of November, 2021.



Toni C Cebulski
Notary Public

My Commission Expires: 2/20/2023

(signatures continue on the following pages)

GRANTOR:

Matthew B. Eads

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Matthew B. Eads, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantor, and who, upon oath, acknowledged the due execution of the foregoing instrument for the purposes set forth therein.

WITNESS my hand and seal at office, on this the 12 day of November, 2021.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

(signatures continue on the following pages)

GRANTOR:

Truitt Ellis

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Truitt Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantor, and who, upon oath, acknowledged the due execution of the foregoing instrument for the purposes set forth therein.

WITNESS my hand and seal at office, on this the 9 day of November, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

(signatures continue on the following pages)

GRANTOR:

Brent Pennington

STATE OF TENNESSEE)
)
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Brent Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantor, and who, upon oath, acknowledged the due execution of the foregoing instrument for the purposes set forth therein.

WITNESS my hand and seal at office, on this the 11th day of November, 2021.

MEGAN TURNER MELVIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 2-22-2025

megan melvin
Notary Public

My Commission Expires: 2-22-25

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being part of the unnumbered Ellison Property as shown on the Plan of record in Plat Book 21, Page 141, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of West End Avenue, 172.4 feet more or less east of the easterly margin of Avenue South at a cross mark on the sidewalk, at the south east corner of the property formerly owned by Love; thence northerly 91.5 feet more or less to the southwest corner of the property conveyed to Joe Frank, et al, by deed from H. B. Burks and wife, of record in Book 1088, page 182, said Register's Office, thence along Frank et al's South line easterly 50 feet to a point at Frank et al's southeast corner in the west line of the property owned by a Herbert Rodgers; thence along Rodgers west line southerly 97 feet 10 inches, more or less, to the northerly margin of West End Avenue at a cross cut on the side walk 330 feet, more or less, west of the westerly margin of 24th Avenue, thence with the margin of West End Avenue westerly 50 feet to the point of beginning.

Being the same property conveyed to 2412 West End Partners, a Tennessee general partnership, from Douglas Wheaton, by Warranty Deed dated December 31, 2012, of record as Instrument No. 20130103-0000625, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Eric J. Baurle, Matthew B. Eads, Truitt Ellis, and Brent Pennington, as tenants in common, from 2412 West End Partners, a Tennessee general partnership, by Quitclaim Deed dated December 29, 2020, of record as Instrument No. 20201230-0154837, Register's Office, Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1.

2.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 passed July 1, 2021.

11/12/2021.
Date

Affiant Signature

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of November, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

