2nd

THIS INSTRUMENT WAS PREPARED BY:

Kacy R. Joy
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 761470 DEEDWARRSP
11/29/2021 09:43:30 AM 6 pgs
Fees: $33.00 Taxes: $3,330.00
20211129-0156839

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
Greensboro North I, L.P. 1908 Wedgewood Avenue Nashville, Tennessee 37212 Attn: L.A. Green, III	Greensboro North I, L.P. 1908 Wedgewood Avenue Nashville, Tennessee 37212 Attn: L.A. Green, III	Map & Parcel No. 10507001600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM H. PERKINS, an individual resident of the State of Tennessee ("**Grantor**") has this day bargained and sold, and by these presents does transfer and convey unto GREENSBORO NORTH I, L.P., a Tennessee limited partnership ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 416 Humphreys Street, Davidson County, Nashville, Tennessee 37203.

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

Grantor covenants with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on **Exhibit B** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 12 day of November 2021.

GRANTOR:

William H Perkins

William H. Perkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME Alyson Cunningham, a Notary Public with authority to act in the State and County aforesaid, William H. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 11th day of November, 2021.

Alyson Cunningham

Notary Public

My Commission Expires: January 08, 2024



4876-5621-0179.1

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is nine hundred thousand and 00/100 Dollars ($900,000).

Fidelity National Title Insurance Co.

By: [signature]

AFFIANT

SUBSCRIBED and sworn to before me, this 12 day of November, 2021.

[signature]

Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

EXHIBIT A

Legal Description

416 Humphreys Street

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71 and the easterly 9 feet of Lot No. 72 on the Plan of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 30, Page 117, Register's Office for said County, and Plan Book 1, Page 35, Chancery Court at Nashville.

Being the same property conveyed to Stanley Steven Skrobot by deed from William Henry Perkins of record in Book 6733, Page 873 Register's Office and Davidson County, Tennessee. Further conveyed to Stanley Steven Skrobot and William H. Perkins, by Quitclaim Deed from Stanley Steven Skrobot of record in Instrument Number 20061228-0160298, said Register's Office.

Further being a portion of the property conveyed to William H. Perkins by Order Divesting Property from Estate of Stanley Steven Skrobot and Revesting Property to William H. Perkins of record at Instrument No. 20191011-0104456 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Exceptions]

1. Real estate taxes for the year 2022 and subsequent years, a lien but not yet due and payable.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 11/12/21 (date of document).

Affiant Signature

11/12/21
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

