3rd

THIS INSTRUMENT WAS PREPARED BY:

Karen Johnson Davidson County
Batch# 761470 DEEDWARRSP
11/29/2021 09:43:30 AM 6 pgs
Fees: $33.00 Taxes: $6,475.00
20211129-0156840

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

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 Nos. 10507001800 and 10507001700

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 412 and 414 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 16th day of November, 2021.

Alyson Cunningham

Notary Public

My Commission Expires: January 08, 2024

ALYSON CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4870-3521-7410.2

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is one million seven hundred fifty thousand and 00/100 Dollars ($1,750,000).

Fidelity National Title Insurance Co.

By: _____

AFFIANT

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

_____

Notary Public

My Commission Expires: 08-24-2024

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

4870-3521-7410.2

EXHIBIT A

Legal Description

412 Humphreys Street

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

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Humphry-Houston and Martins Addition to South Nashville as of record in Book 36, Page 117, Register's Office for said county, and plan Book 1, Page 35 Chancery Court at Nashville. Said Lot 69 fronts 50 feet on the northerly side of Humphreys St. and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to William H. Perkins, a single person by deed from Beverly Lynn Lacy of record in Instrument Number 20060125-0009355 Register's Office for Davidson County, Tennessee. Further conveyed to William H. Perkins and Stanley Steven Skrobot by Quitclaim Deed from William H. Perkins, of record in Instrument Number 20061228-0160297, 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.

414 Humphreys Street

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

Land in Davidson County, Tennessee, being Lot No. 70, in the Plan of Humphreys, Houston and Martin's Addition to Nashville, Tennessee, fronting fifty feet (50') on the North side of Humphrey Street and running back between parallel lines 150 feet to a 15 foot alley in the rear, said Plat is of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Perkins, unmarried, and Stanley S. Skrobot, unmarried, as tenants in common, by Warranty Deed from Richard G. Campbell and his wife, Dororthy F. Campbell of record in Instrument Number 220060123-0008221, Register's office for Davidson County, Tennessee.

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

