21-1-420

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 773028 DEEDWARRSP
12/13/2021 11:46:20 AM 3 pgs
Fees: $18.00 Taxes: $22,200.00

20211213-0164640

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 17th Floor, 150 Third Avenue South Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00. Affy Schreiner Lambert **AFFIANT** Subscribed and sworn to before me this 9th day of December, 2021. Suzanne D. Currie Notary Public My Commission Expires: 6/24/2023 SUZANNE D. CURRIE NOTARY PUBLIC ALABAMA STATE AT LARGE

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Schreiner Development, LLC 116 Jefferson Street South, Suite 204 Huntsville, AL 35801	SAME	09306302101

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T. LARRY EDMONDSON, SR.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SCHREINER DEVELOPMENT, LLC**, a Alabama limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel

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

Land in Davidson County, Tennessee, being part of Lot No. 165 on the original plan of the Town of Nashville, not of record, described according to a survey made by Z. J. Wilkinson, July 3, 1948, as follows:

Beginning at a point on the northerly margin of Broad Street at the southeast corner of that part of said Lot No. 165 conveyed to First American National Bank of Nashville, by Deed from The Condra Development Company, of record in Book 2633, Page 575, Register's Office for said County; thence with said Bank's eastern boundary line, northwardly 80 feet to the southerly margin of an alley; thence with same, eastwardly 45 feet 1 inch to the westerly margin of 8th Avenue North; thence with same, southwardly 80 feet 1 ½ inches to the northerly margin of said Broad Street; thence with the same, westwardly 45 feet ¾ inch to the point of beginning.

Being the same property conveyed to T. Larry Edmondson, Sr. by Warranty Deed from Shin Y. Kong, married, of record in Book 11369, Page 734, dated February 22, 1999, recorded March 5, 1999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Metro taxes, for the year ending 2022 and future years.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the land.

3. Easement, or claims of easements, not shown by the public records.

4. Gas line easement of record in Book 5838, page 237, Register's Office for Davidson County, Tennessee.

5. Any inaccuracy in the area, square footage or acreage of the land.

This is improved property known as 800 Broadway, Nashville, TN 37203.

The property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transfer. The description is the same as the prior deed of record.

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 the undersigned further covenants and binds himself, his heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

WITNESS my hand this 6th day of December, 2021.

GRANTOR:

T. Larry Edmondson, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **T. LARRY EDMONDSON, SR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 6 day of December, 2021.

Notary Public

My Commission Expires: 1-31-23

JACKIE R. BUSEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.