SPECIAL WARRANTY DEED

FROM: SHI Properties

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Twentieth Century Real Estate Corporation

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Twentieth Century Real Estate Corporation Attn: Mark M. McInteer 2809 12th Avenue South Nashville, Tennessee 37204	Same	105-14-0-278.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,700,000.

Affiant

Sworn to and subscribed before me, this 8 day of December 2021.

Notary Public

My Commission Expires: June 17, 2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHI Properties**, a Tennessee general partnership (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Twentieth Century Real Estate Corporation**, a Tennessee corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 713 Melpark Drive, Nashville, Davidson County, Tennessee 37204.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Karen Johnson Davidson County
Batch# 773226 DEEDWARRSP
12/13/2021 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20211213-0164903

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 8 day of December, 2021.

SELLER: SHI Properties,
a Tennessee general partnership

By: _____
George N. Spiva, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of SHI Properties, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 8 day of December, 2021.

_____
Notary Public

My Commission Expires: June 17, 2024

202112130164903

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Melpark Subdivision, Section Two of record in Plat Book 3842, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SHI Properties, a Tennessee general partnership by Special Warranty Deed from Thomas A. Rice, of record in Instrument No. 20191226-0132885 Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3842, Page 143, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 12-8-21 (date of document).

Affiant Signature

12-8-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

