This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 776923 **DEEDWARRSP**
12/20/2021 02:14:37 PM 6 pgs
Fees: $33.00 Taxes: $6,845.00
20211220-0167921

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Checkerboard Properties Attn: Brandon Bubis 944 Main Street Nashville, TN 37206	Checkerboard Properties Attn: Brandon Bubis 944 Main Street Nashville, TN 37206	Map-Par. 104-02-0Q-001.00 CO, 104-02-0Q-002.00-CO, 104-02-0Q-003.00 CO, 104-02-0Q-004.00 CO, 104-02-0Q-005.00 CO and 104-02-0Q-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ACKLEN THIGPEN LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby sell, transfer and convey, unto **CHECKERBOARD PROPERTIES**, a Tennessee general partnership (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, hereditaments, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"**, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

This is improved property known as 205 Acklen Park Drive, Units 1-6, Nashville, Davidson County, Tennessee.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of the 15th day of December, 2021.

GRANTOR:

ACKLEN THIGPEN LLC,
a Tennessee limited liability company

By: _____
Austin Thigpen, Authorized Representative

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **AUSTIN THIGPEN**, the **AUTHORIZED REPRESENTATIVE** of **ACKLEN THIGPEN LLC**, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as **AUTHORIZED REPRESENTATIVE** executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name, as such **AUTHORIZED REPRESENTATIVE**.

Witness my hand and official seal this 15 day of December, 2021.

_____
Notary Public

My Commission Expires:
11.5.24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,850,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 15th day of December 2021.

NOTARY PUBLIC

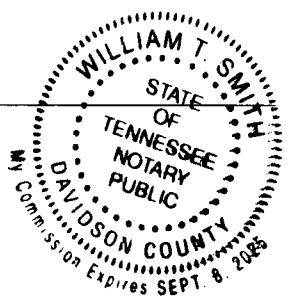
My Commission Expires: 

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, and 6 on the Horizontal Property Regime for Acklen Park Condominium, as recorded in the Master Deed of record in Book 7739, page 952, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said units as set forth in said Master Deed.

Being the same property conveyed to Acklen Thigpen LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20151026-0108862, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. The rights of tenants in possession pursuant to unrecorded leases.

3. Matters shown on the Plan of record in Book 161, page 47, Register's Office for Davidson County, Tennessee.

4. Master Deed for The Acklen Park Homeowners' Association of record in Book 7739, page 952, Register's Office for Davidson County, Tennessee.

5. Matters shown on the ALTA/ACSM Land Title & Boundary Survey prepared by L. Brandon Lambert, TN RLS No. 2828, with Littlejohn, 1935 21st Avenue South, Nashville, TN 37212, dated September 4, 2015, Job No. 20150941.