THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34610-1 / Box #14

Karen Johnson Davidson County
Batch# 778420 DEEDWARRSP
12/22/2021 11:00:15 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20211222-0169107

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
712 Dickerson Property, LLC 2 Music Circle South, Suite 200 Nashville, Tennessee 37203	New Owner	08206007900

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Steven L. Grissim** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **712 Dickerson Property, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

> Land in Davidson County, Tennessee, being Lot 3 on the Plan of The Nashville Housing Authority Subdivision Number Two, of record in Plat Book 4300, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Grissim & Kinlein Properties, LLC, a Tennessee limited liability company by Special Warranty Deed dated March 28, 2008 from Elbert L. Lumley and Allison S. Lumley, of record in Instrument No. 20080401-0032302, Register's Office for Davidson County, Tennessee. The property was further conveyed to Grissim Properties, LLC, by Quitclaim Deed dated December 12, 2012, from Grissim & Kinlein Properties, LLC, of record in Instrument No. 20121214-0115313, said Register's Office, and further conveyed to Steven L. Grissim, individually, by Quitclaim Deed dated October 9, 2020, from Grissim Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210105-0001381, said Register's Office.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16 day of December, 2021.

Steven L. Grissim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven L. Grissim, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 14 day of December, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me this
16 day of December, 2021.

JEFFREY S. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3 2023

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 08206007900. 2021 taxes have been prorated between the parties and paid as part of closing.

2. All matters as shown on the Plan of record in Book 4300, Page 67, Register's Office for Davidson County, Tennessee.

3. Easements, if any, contained within the former Alley No. 720, said Alley having been closing by Metropolitan Council Bill No. 64-257.

4. Restrictive Covenants contained in Deed of record in Book 4544, Page 98, said Register's Office.

5. "North First Street" as shown on the Plan of record was renamed "Dickerson Pike" by Metropolitan County Council Bill No. 67-206, County Court Clerk's Office.

6. Restrictive Covenants for the Skyline Redevelopment Plan, of record in Instrument No. 20170925-0097868, said Register's Office.

7. All matters as shown on the ALTA/NSPS Land Title Survey of Lot Number 3, The Nashville Housing Authority Subdivision Number Two by JTA Land Surveying, Inc., James G. Terry, Tennessee R.L.S. # 2287, dated September 10, 2021, last revised December 20, 2021 as Job No. 2021-515.