Karen Johnson Davidson County
Batch# 779700 DEEDWARRSP
12/28/2021 08:38:30 AM 8 pgs
Fees: $43.00 Taxes: $14,800.00
20211228-0170231

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
109 12th Avenue, LLC 222 2nd Avenue South, Suite 1930 Nashville, Tennessee 37201	Same	093-09-330.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT E. BAKER, JR. and LORIANNE BAKER, as to one-half interest and ALICE B. TABER, as to one-half interest** (collectively, the "Grantors"), have bargained and sold, and hereby transfer and convey, to **109 12th AVENUE, LLC**, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 109 12th Avenue South, Nashville, Tennessee.

Grantors covenant and bind themselves and their heirs and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantors (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument or have caused same to be executed as of the 22nd day of December, 2021.

GRANTORS:

Robert E Baker Jr

Robert E. Baker, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert E. Baker, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

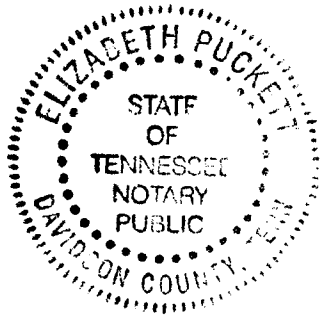
WITNESS my hand, at office, this 22nd day of December, 2021.

Elizabeth Puckett

Notary Public

My Commission Expires:

7/3/23



Lorianne Baker by Robert E Baker Jr.

Lorianne Baker, by Robert E. Baker, Jr., as Power of Attorney, of record in Instrument No. 202112280170230, in the register's office of Davidson County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert E. Baker, Jr., as power of attorney for Lorianne Baker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of December, 2021.

Elizabeth Puckett
Notary Public

My Commission Expires:

7/3/23

ELIZABETH PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Alice B. Taber

Alice B. Taber

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Alice B. Taber, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

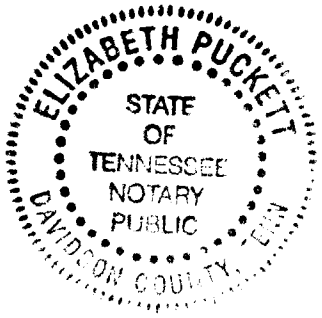
WITNESS my hand, at office, this 22nd day of December, 2021.

Elizabeth Puckett

Notary Public

My Commission Expires:

7/3/23



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,000,000.00.

Sworn to and subscribed before me this 22nd day of December, 2021.

Notary Public

My Commission Expires:

7/3/23

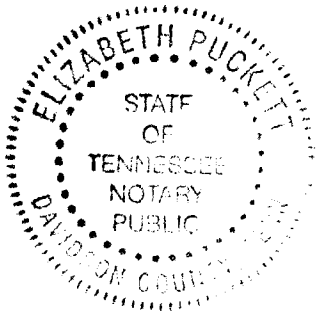


EXHIBIT A

A TRACT OR PARCEL OF LAND IN SAID COUNTY, BEING LOT NO. 102 AND PART OF LOT NO. 104 ON MCNAIRY'S PLAN OF WEST NASHVILLE AS OF RECORD IN BOOK 9, PAGES 322 AND 323 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 102 AND PART OF LOT NO. 104 ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF MCGAVOCK STREET AND RUN BACK BETWEEN PARALLEL LINES 169 FEET ON THE WESTERLY MARGIN OF 12 AVENUE SOUTH, TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. BAKER, JR. AND LORIANNE BAKER, AS TO ONE-HALF INTEREST AND ALICE B. TABER, AS TO ONE-HALF INTEREST, BY QUIT CLAIM DEED OF RECORD IN INSTRUMENT NO. 201608290090332, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property being the same as the property described in survey prepared by Christopher Lyle Goetz, TN RLS No. 2660, Gresham Smith, dated December 7, 2021, last revised December 20, 2021, in Project No. 45437.00, and being more particularly described as follows:

Land situated in the 19th Council District of Davidson County, City of Nashville, Tennessee, said land being Lot number 102 and a portion of Lot 104 on McNairy's Plan of West Nashville, of record in Book 9, Pages 322 & 323 in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN) and is more particularly described as follows:

Commencing at the approximate centerline intersection of McGavock Street and 12th Avenue South, thence North 75 degrees 09 minutes 16 seconds West, a distance of 35.88 feet to a Mag nail and washer set, said nail being the Southeasterly corner and the point of beginning of the herein described land;

Thence along the Northerly Margin of McGavock Street, South 62 degrees 38 minutes 08 seconds West, a distance of 75.00 feet to a Mag nail and washer set, said nail being along the line of Brittany P. Barber, as set forth in an Affidavit of Heirship, of record in Instrument Number 20140612-0051371, R.O.D.C., TN;

Thence leaving said margin and along the line of Barber, North 27 degrees 13 minutes 54 seconds West, a distance of 169.00 feet to a Mag nail and washer set along the southerly margin of a 15 foot alley;

Thence along the margin of the alley, North 62 degrees 38 minutes 08 seconds East, a distance of 75.00 feet to a Mag nail and washer set along the Westerly margin of 12th Avenue South;

Thence along the margin, South 27 degrees 13 minutes 54 seconds East, a distance of 169.00 feet to the point of beginning, containing 12,674.962 square feet or 0.291 acres of land. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor No. 2660 on December 14th, 2021 under Gresham Smith Project No. 45437.00.

EXHIBIT B

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

2. All matters shown on plats of record in Plat Book 9, Page 322 and 323, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Robert E. Baker, Jr., Lorianne Baker, and Alice B. Taber and McGavock Group Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 201603110023542, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/23/2021.

Signature

Date: 12/23/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY