Name and Address of New Owner:
483 Craighead Holdings, LLC
3835 Cleghorn Ave, Suite 200-B
Nashville, TN 37215

Send Tax Bills To:
483 Craighead Holdings, LLC
3835 Cleghorn Ave, Suite 200-B
Nashville, TN 37215

Map & Parcel No: 105-15-0-022

Karen Johnson Davidson County
Batch# 782572 DEEDWARRSP
01/03/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20220103-0000109

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Phillip M. McGhee and Shirley McGhee, husband and wife**, "the Grantor," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **483 Craighead Holdings, LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Parcel 22.00 on Davidson County Property Map 105-15 and being more particularly described as follows:
Commencing at a Mag Nail (Old) at the intersection of the easterly right-of-way of McKeand Avenue and the southerly right-of-way of Craighead Street, being the northwest corner of the property conveyed to Michael E. Gilley, Et Al, of record in Instrument No. 20050531-0060937, Register's Office for Davidson County, Tennessee; Thence, following the southerly right-of-way of Craighead Street, South 80 Degrees 32 Minutes 25 Seconds East, 29.17 Feet to a Mag Nail (Old); Thence, South 79 Degrees 32 Minutes 47 Seconds East, 171.04 Feet to a point; Thence, South 04 Degrees 20 Minutes 42 Seconds West, 3.87 Feet to an Iron Rod (New), being the True Point of Beginning; Thence, continuing with the southerly right-of-way of Craighead Street, South 80 Degrees 26 Minutes 59 Seconds East, 74.96 Feet to an Iron Rod (New), being a northerly corner of the Ragland Corporation property of record in Deed Book 2152, Page 115, Register's Office for Davidson County, Tennessee; Thence, leaving said right-of-way of Craighead Street and following an interior boundary of said Ragland Corporation property, South 04 Degrees 20 Minutes 12 Seconds West, 258.45 Feet to a Mag Nail (New); Thence, North 80 Degrees 27 Minutes 08 Seconds West, 75.00 Feet to an Iron Rod (New); Thence, North 04 Degrees 20 Minutes 42 Seconds East, 258.45 Feet to the Point of Beginning. Containing 19,299 square feet or 0.44 acres. According to ALTA/NSPS Land Title Survey of 483 Craighead Street, dated November 14, 2021, made by JW Land Surveying, LLC, certified by Jack Whitson, TN RLS No. 1732.

Being the same property conveyed to Philip M. McGhee and wife, Shirley McGhee, as tenants by the entirety, by Warranty Deed from Joseph E. Hobbs, of record in Instrument No. 20020821-0101074, in the Register's Office of Davidson County, Tennessee, dated August 19, 2002 and recorded on August 21, 2002.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of Property of The Franklin Limestone Company Plan record in Plat Book 843, Page 100, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the ALTA/NSPS Land Title Survey of 483 Craighead Street, dated November 14, 2021, made by JW Land Surveying, LLC, certified by Jack Whitson, TN RLS No. 1732.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 17th day of December, 2021.

Phillip M. McGhee

Shirley McGhee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of December, 2021, before me personally appeared Phillip M. McGhee and Shirley McGhee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of December, 2021.

Notary Signature

My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$2,200,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phillip M. McGhee

Shirley McGhee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of December, 2021.

Notary Signature

My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **21-764**

Certificate of Authenticity

I, Russell J. McCann, 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

12/17/21.

Date

Affiant Signature

December 17, 2021

State of TN
County of Williamson

Sworn to and subscribed before me this 17th day of December, 2021

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

