Karen Johnson Davidson County
Batch# 788022 DEEDWARRSP
01/12/2022 09:39:30 AM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20220112-0004018

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
Ottinger Law Group, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Logan Cass
Affiant

Subscribed and sworn to before me, this 11 day of January, 2022.

Jodean M. King
Notary Public
My Commission Expires: 7/22/2025

SPECIAL WARRANTY DEED

Addresses of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
150 DeBernardo Lane Aptos, CA 95003	New Owner	083-05-0-228.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **501 Gallatin Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Condit Properties, LLC**, a California limited liability company ("**Grantee**"), Grantee's successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"). This is improved real property located at 501 Gallatin Pike, Nashville, TN.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, interest, easements, and hereditaments thereunto belonging or in anywise appertaining, to Grantee, its successors and assigns, forever. Grantor covenant with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**"). Grantor does at further covenant and bind itself, its successors, heirs, assigns, and representatives to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of January 10, 2022.

GRANTOR:

501 Gallatin Partners, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe, Jr.
Its: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the state and county aforementioned, personally appeared Robert W. Lowe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Representative of 501 Gallatin Partners, LLC, a Tennessee limited liability company, and that such person acting as the Authorized Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its Authorized Representative.

Witness my hand and seal, at office, this 5th day of January, 2022.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 01 2022



EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GULF OIL COMPANY SUBDIVISION OF RECORD IN PLAT BOOK 4715, PAGE 165, 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 501 GALLATIN PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM LOCAL EATERIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201610260113379, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Book 4715, Page 165, in the Register's Office of Davidson County, Tennessee.
3. Rights of others in and to the Alley contiguous to the land.

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 01/10/2022.

Signature

Date: 01/11/2022

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 01/11/2022

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY