This Instrument Prepared by & Return to:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 788653 DEEDWARRSP
01/12/2022 11:59:28 AM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20220112-0004273

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Mainland 932 4th, LLC<br>118 16th Ave South, Ste 230<br>Nashville, TN 37203 | Same as New Owner | 093-15-0-217.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION** (Collectively, the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MAINLAND 932 4TH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*Signatures commence on following page*]

WITNESS Grantor's hand, this 29 day of December, 2021.

LAND DEVELOPMENT.COM, INC.,
A TENNESSEE CORPORATION

By: _____
Name: Ardavan Afrakhteh
Its: Chief Manager

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Chief Manager of Land Development.com, Inc., the within named bargainor, a corporation, and that she/he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as Chief Manager.

Witness my hand and official seal on this 29 day of December, 2021.

_____
Notary Public
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration for this transfer, or value of property (whichever is greater) is $1,025,000.00.

_____
Affiant

Subscribed and sworn before me this 29 day of December 2021.

_____
Notary Public
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**EXHIBIT "A"**
**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 77 and the northerly 7.00 feet of Lot No. 78 on Paul's Elysian Grove Plan of Lots, of record in Plan Book 1, Page 134, Chancery Court at Nashville, described as follows:

BEGINNING at the southeast corner of Fourth Avenue, South, formerly Cherry Street, McCann Street and Petway Street; thence with the easterly margin of said Avenue southerly 57.00 feet; thence easterly parallel with McCann Street 136.00 feet, more or less, to the westerly margin of an alley; thence with said alley northerly 57.00 feet to the southerly margin of said Street; thence with the southerly margin of said Street, westerly 136.00 feet, more or less, to the point and place of BEGINNING.

Being the same property conveyed to LAND DEVELOPMENT.COM INC., by deed from NOLENSVILLE ROAD COMPANY, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20160725-0076042, dated July 19, 2016, said Register's Office.

**EXHIBIT "B"**
**Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Grant of Utility Line Easement of record in Instrument No.20111220-0099347, said Register's Office.
3. Subject to all matters shown on the Mainland Urban Acquisitions, LLC survey by L. Brandon Lambert, R.L.S. #2828 of Chastain-Skillman, 320 Sevens Spring Way, Ste 250, Brentwood, TN 37027, dated December 21, 2021, File no. 1019206.