Karen Johnson Davidson County
Batch# 792208 DEEDWARRSP
01/18/2022 11:44:26 AM 5 pgs
Fees: $28.00 Taxes: $10,915.00
20220118-0006726

This Instrument Prepared By:
David Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

# SPECIAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| 3201 Trevor Street, Suite 200<br>Nashville, TN 37209 | 3201 Trevor Street, Suite 200<br>Nashville, TN 37209 | 105-13-095.00 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Nine Hundred Fifty Thousand and No/100 Dollars ($2,950,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of January, 2022.

Notary Public

My Commission Expires: 03-06-2024

SAMIA Y. MACKAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration of the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **1221 Partners, L.L.C.**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **501 Gallatin Partners, LLC, LLC**, a Tennessee limited liability company, as to a seventy-five percent (75.0%) undivided interest and to **2301 12th Ave, LLC**, a Tennessee limited liability company, as to a twenty-five percent (25.0%) undivided interest, as tenants in common (collectively, "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 2301 12th Avenue South, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its, successors and assigns in fee simple forever.

Grantor, covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**

Witness our hands this 14 day of January, 2022.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 14th day of JAN, 2022.

**GRANTOR**:

**1221 Partners, L.L.C.,**
a Tennessee limited liability company

By: _____
Name: Mark Deutschmann
Its: Co-Manager

STATE OF Tennessee )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Co-Manager of 1221 Partners, L.L.C., a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 14th day of January, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 03-06-2024

SAMIA Y. MACKAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT A**
*to Special Warranty Deed*

**Property Description**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the north 40.0 feet of the east 74.0 feet of Lot No. 9 on the plan of Belmont Land Company's Plan of Lots, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 40.0 feet on the west side of Granny White Pike, or 12th Avenue, South, and runs back between parallel lines along the south margin of Linden Avenue 74.0 feet to a dead line.

Being the same property conveyed to 1221 Partners, L.L.C., A Tennessee Limited Liability Company by Warranty Deed from Roy M. Overcast, Jr., unmarried, of record in Book 9635, Page 400, in the Register's Office for Davidson County, Tennessee.

Together with that Easement Agreement filed for record as Instrument No. 20041215-0149300, in the Register's Office for Davidson County, Tennessee.

**EXHIBIT B**

*to Special Warranty Deed*

**Permitted Exceptions**

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

2. Obligations as set out in the Easement Agreement filed for record as Instrument No. 20041215-0149300 in the Register's Office, Davidson County, Tennessee