Karen Johnson Davidson County
Batch# 793151 DEEDWARRSP
01/19/2022 11:21:30 AM 5 pgs
Fees: $28.00 Taxes: $19,055.00
20220119-0007293

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBERS
GTOM WEST END, LLC c/o GBT REALTY CORPORATION 9010 Overlook Blvd. Brentwood, TN 37027	SAME	09215013100 09215013300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,150,000.00.

Affiant

SUBSCRIBED AND SWORN to before me by Savannah Suiters this 12 day of Jan., 2022.

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

Notary Public
My Commission Expires: 10/22/25

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 sufficiency of which is hereby acknowledged, J. HASKELL TIDMAN, JR., individually and J. HASKELL TIDMAN, JR., TRUSTEE OF THE TIDMAN MARITAL DEDUCTION TRUST, hereinafter "Grantors," have this day bargained and sold and do hereby transfer and convey to GTOM WEST END, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee," all of Grantors' right, title and interest in certain tracts or parcels of real property located in Davidson County, Tennessee described on Exhibit "A" attached hereto and incorporated herein by reference ("Property").

This conveyance and all covenant and warranties contained herein are made expressly subject to the encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantors covenant that except as may be provided on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantors and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors covenant that they are seized and possessed of this land and have a right to convey it. Grantors further covenant and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors but not further or otherwise.

WITNESS their hands this 11th day of January, 2022.

J. Haskell Tidman Jr.
J. HASKELL TIDMAN, JR.

J. Haskell Tidman Jr. Trustee
J. HASKELL TIDMAN, JR., TRUSTEE OF THE
TIDMAN MARITAL DEDUCTION TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared J. HASKELL TIDMAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Tidman Marital Deduction Trust and that he individually and as Trustee of the Tidman Marital Deduction Trust executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 11th day of January, 2022.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

NOTARY PUBLIC
My Commission Expires: 7/7/25

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being a part of the Elliston Property as of record in Book 21, page 141, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Elliston Place, or Church Street 177.45 feet, more or less, easterly from the southeast corner of said Elliston Place and 25th Avenue North; thence with the southerly margin of Elliston Place eastwardly 51.45 feet, more or less, to a point; thence westwardly 50 feet to a point; thence northerly 52 feet to the point of beginning.

Tract 2

Land in Davidson County, Tennessee, being a part of the unnumbered portion of the Elliston Property, of record in Book 21, page 141, Register's Office for Davidson County, Tennessee;

Beginning on the northerly margin of West End Avenue 280 feet, more or less, West of the westerly margin of 24th Avenue North;

Thence westerly with the northerly margin of West End Avenue, 50 feet to a point at the southeast corner of the H. B. Burks property;

Thence northerly and parallel with 24th Avenue, North and with the easterly line of the H. B. Burks and Jo Frank, et al, property, 171.5 feet to the South margin of Elliston Place or Church Street;

Thence easterly with the South margin of said Street, 50 feet 5 inches, more or less, to a point;

Thence southerly to the point of beginning.

Being a portion of the same property conveyed to J. Haskell Tidman, Jr., a one-half (1/2) undivided interest and J. Haskell Tidman, Jr., Trustee of the Tidman Marital Deduction Trust, a one-half (1/2) undivided interest from J. Haskell Tidman, Jr., Trustee of the Tidman Tennessee Community Property Revocable Trust dated June 24, 2017, by quitclaim deed of record in Instrument No. 20190821-0084091, in said Register's Office.

EXHIBIT B

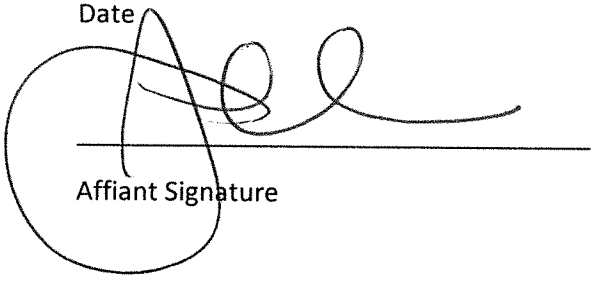
1. Davidson County taxes for 2022, a lien not yet due and payable.
2. Matters shown on the Plan of Record in Book 21, page 141, said Register's Office.

Certificate of Authenticity

I, Julie Bostian, do hereby make oath that I am 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 January 12, 2022.

January 12, 2022

Date



Affiant Signature



My Commission Expires
Oct. 22, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2022.