Karen Johnson Davidson County
Batch# 793406 DEEDWARRSP
01/20/2022 10:13:30 AM 5 pgs
Fees: $28.00 Taxes: $12,580.00
20220120-0007652

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,400,000.00

Affiant

Subscribed and sworn to me on January 13th, 2022

NOTARY PUBLIC

My Commission Expires: 10/11/2022

IRENE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND
UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35155

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MAB-Tully, LLC 30 Broadmoor Drive San Francisco, CA 94132	NEW OWNER	060-13-0-037.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BELL GROUP, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MAB-TULLY, LLC**, a California limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land, lying in the 2nd council district of Metropolitan Nashville, Davidson County, Tennessee, being all of Lots 27, 28, 29, 30, 31, 32, and 33 of the Plan of J.B. Haynie's Dudley Bell Plan, as recorded in Plat book 57, page 167, R.O.D.C.T. and being more particularly described now together as follows:

Beginning at a rebar with cap found at the Northwest corner of the Jerry W. Snow property, as recorded in Instrument No. 20150115-0004277, R.O.D.C.T., the same being the Northeast corner of Lot 33 of the aforementioned Bell Plan;

Thence, with the West boundary of the Snow property, South 08 degrees 09 minutes 38 seconds West, 155.21 feet to a rebar with OHM Advisors cap set in the center of unimproved Alley No. 1089; Thence with the center of said Alley, South 87 degrees 36 minutes 14 seconds West, 349.30 feet to a rebar with OHM Advisors cap set in the East boundary of the Jeffrey and Laura martin property, as recorded in Instrument No. 20031229-0183263, R.O.D.C.T.;

Thence, with said boundary, North 08 degrees 32 minutes 12 seconds East, 155.54 feet to rebar with cap found in the south right-of-way of Haynie Avenue (50' Public R.O.W.), the same being the Northwest corner of Lot 27 of the Bell Plan;

Thence, with said right-of-way, North 87 degrees 37 minutes 32 seconds East, 348.23 feet to the Point of Beginning.

The above described tract contains 1.22 acres (53,241 sq. ft) more or less. It is subject to the right of way of Alley 1089 on the South. This description is based on a survey on OHM Advisors, dated August 29, 2018, and is subject further to findings of an accurate title search.

Being the same property conveyed to Bell Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Bell Group, LLC, a Tennessee limited liability company, of record in Instrument No. 201902060011400 Register's Office for Davidson County, Tennessee, dated February 06, 2019 and recorded on February 06, 2019.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the year 2022, and all subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

3. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20190522-0048646, in the Register's Office for Davidson County, Tennessee.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.

This property is also known as improved property located at 430 Haynie Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever 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 the following page]

WITNESS my hand, effective this 5th day of January, 2022

GRANTOR:

BELL GROUP, LLC, a Tennessee limited liability company

By: _____
Derek Bell, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Derek Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Sole Member of Bell Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of Bell Group, LLC, a Tennessee limited liability company, by himself as said Sole Member.

Witness my hand and official seal in Nashville, Tennessee on this 5th day of January, 2022.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public
My Commission Expires: 7/9/2022

Certification for Electronic Recording

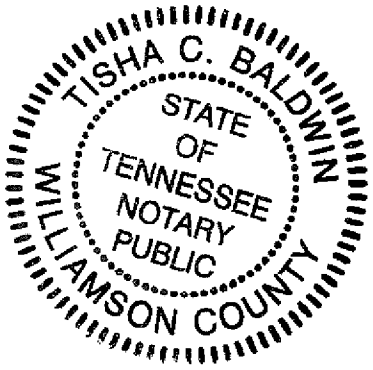
I, Kimbra Spann, do hereby make oath that I am a licensed attorney and /or the custodian of the original vaersion fo the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated on 1/5/2022.

Kimbra Spann

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of December, 2021.



Notary Public
My commission expires: 1-23-23.