Karen Johnson Davidson County
Batch# 801587 DEEDWARRSP
02/08/2022 08:31:52 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20220208-0014154

6

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
J. David Wicker, Esq.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NAME AND ADDRESS OF NEW OWNER:
Sher LLC
1224 Beech Hollow Drive
Nashville, TN 37211

SEND TAX BILL TO: New Owner

TAX PARCEL NO. 092-12-0-261.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is ONE MILLION ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($1,100,000.00).

Affiant

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO before me, this the 1st day of February, 2022.

5/5/25
Notary Public

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, BUCKTAYL PARTNERS, a Tennessee general partnership ("**Grantor**"), has bargained and sold and does hereby bargain, sell, convey, and confirm unto SHER LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, the following described tract or parcel of land, situated and being in Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**").

THIS IS improved property located at 216 19th Avenue North, Nashville, TN.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, SUBJECT ONLY TO the matters set forth on **Exhibit B**, attached hereto and made a part hereof. And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject.

Witness my hand as of this 1 day of February, 2022.

GRANTOR:

BUCKTAYL PARTNERS, a Tennessee general partnership

By: _____
Ronald D. Buck, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, a Notary Public of said County and State, personally appeared Ronald D. Buck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner (or other officer authorized to execute the instrument) of BUCKTAYL PARTNERS, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at Office in this 1 day of February, 2022.

_____
Notary Public

My Commission Expires: 06-21-2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

The Property

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 THE NORTHERLY 50 FEET OF LOT NOS. 180 AND 181 OF THE BOYD HOME TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOT NOS. 180 AND 181 FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF 19TH AVENUE, NORTH, AND RUN BACK BETWEEN PARALLEL LINES, WITH THE SOUTHERLY MARGIN OF STATE STREET 100 FEET TO THE WESTERLY LINE OF LOT NO. 182.

BEING THE SAME PROPERTY CONVEYED TO BUCKTAYL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM DROP TINE, LLC, OF RECORD IN INSTRUMENT NO. 201403070019564, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Encumbrances

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 21, Page 39, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Hazardous Substances Certificate and Indemnity Agreement, by and between Bucktayl Partners and First Advantage Bank, of record in Instrument No. 201703170026346, in the Register's Office of Davidson County, Tennessee.