

Karen Johnson Davidson County
Batch# 807847 DEEDWARRSP
02/17/2022 01:37:17 PM 4 pgs
Fees: $23.00 Taxes: $2,680.19
20220217-0018626

THIS INSTRUMENT PREPARED BY: WOOD STABELL LAW GROUP, PLLC 4535 Harding Pike Ste. 100 Nashville, Tennessee 37205 (615) 356-7755	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $724,375.00. Affiant Subscribed and sworn to before me, this 8 day of February, 2022. Notary Public My Commission Expires: 9-6-22

Address New Owner:	Send Tax Bills to:	Tax Information:
2500 WHITE RENTAL OWNER SPE LLC 429 Chestnut St Nashville, TN 37203 Attention: Eliot Silverman	Same	Unit B 105-14-0W-002.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 2500 WHITE RENTAL OWNER SPE LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 2500 B White Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B", Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 4th day of February, 2022.

GRANTOR

MIDTOWN REALTY, LLC

By: _____
Harold Johnson, Member

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, aforesaid personally appeared Harold Johnson, 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 authorized Member of MIDTOWN REALTY, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal, at Office in aforesaid County and State, this 4th day of February, 2022.

_____
Notary Public

My commission expires: 7/9/2024

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT A
Property Description – Unit B

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 2500 White Avenue, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20191113-0116944 and as amended in Instrument No. 20191210-0127466, Register's Office for Davidson County, Tennessee, and being shown on Revised Exhibit "A" attached thereto, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by Deed from Harold Johnson of record in Instrument No. 20210226-0024862, Register's Office for Davidson County, Tennessee, dated February 26, 2021, and recorded on February 26, 2021, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20210405-0043760, and as further corrected by Deed of Correction filed on December 14, 2021 and of record in Instrument No. 20211214-0165074 said Register's Office.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2022, currently due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 99, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191113-0116944, amended in Instrument No. 20191210-0127466, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4. Subject to rights of others in and to the common areas and/or elements.

5. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

IL