Karen Johnson Davidson County
Batch# 808580 DEEDWARRSP
02/18/2022 01:20:30 PM 6 pgs
Fees: $33.00 Taxes: $18,962.50
20220218-0019341

Prepared by and return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
DULUTH PROPERTY LLC **104 Woodmont Blvd, Suite 218** **Nashville, TN 37205**	SAME AS NEW OWNER	**901-05-0-279.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **TSB PROPERTIES,** a Tennessee Partnership, (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **DULUTH PROPERTY LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

WITNESS my hand and official seal in Nashville, Tennessee, this 10th day of February 2022.

TSB Properties, a Tennessee Partnership

By: _____
Robert N. Brantley, Partner

By: _____
W. Weaver, Brantley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert N. Brantley and W. Weaver Brantley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of **TSB Properties**, a Tennessee Partnership, the within named bargainor, and that as the Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of themselves as Partners of the partnership.

Witness my hand and official seal, at office located in Nashville, Tennessee this 10th day of February 2022.

_____
Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

My Commission Expires: _____

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$5,125,000.00,** which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Fidelity National Title Ins Co.
By: J Lynn
Affiant

Sworn to and subscribed before me, this 10th day of February 2022.

My Commission Expires: 7/19/25

NOTARY PUBLIC

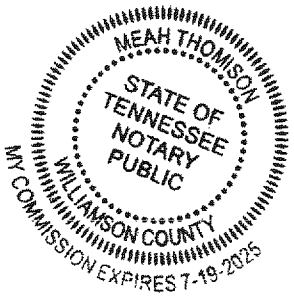


EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee being Lot No. 2 on the plan of the Resubdivision of Lot 1 Westover Subdivision of record in Instrument No. 20081105-0110088, a revision of Instrument No. 20010119-0005939, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to TSB Properties, LLC, by Warranty Deed from 115 Duluth, LLC of record in Instrument No. 20090304-0019456, dated March 4, 2009 and recorded March 4, 2009, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TSB Properties by Deed from TSB Properties, LLC of record in Instrument No. 20090914-0095305, dated July 6, 2009, and recorded September 14, 2009, Register's Office for Davidson County, Tennessee.

Property Address: 115 Duluth Avenue, Nashville, TN 37209

EXHIBIT "B"

Permitted Exceptions

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

2. .All matters as shown on the plan of Resubdivision of Lot 1 Westover Subdivision of record in Instrument No. 20081105-0110088, a revision of Instrument No. 20010119-0005939, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 151; Book 4110, page 155 and Book 4122, page 311, Register's Office for Davidson County, Tennessee.

4. Dedication of Perpetual Easements of record in Instrument No. 20010301-0019384, Register's Office for Davidson County, Tennessee.

5. "Original" Joint Cost of Maintenance Agreement of record in Instrument No. 20010302-0019387, Register's Office for Davidson County, Tennessee.

6. Joint Cost of Maintenance Agreement of record in Instrument No. 20110328-0023802, Register's Office for Davidson County, Tennessee.

7. Conveyance to the State of Tennessee of record in Instrument No. 20020502-0054159 (as shown on plat), Register's Office for Davidson County, Tennessee.

8. Stormwater Maintenance Agreement of record in Instrument No. 20010207-0012281, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or 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 2/10/2022 (date of document).

Affiant Signature

2/10/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY