**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
One Franklin Park
1801 West End Ave., Suite 1550
Nashville, Tennessee 37203
Attn: Michael Shoptaw, Esq.

Karen Johnson Davidson County
Batch# 813891 DEEDWARRSP
03/02/2022 01:02:56 PM 5 pgs
Fees: $28.00 Taxes: $6,567.50
20220302-0023749

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| ONE HUNDRED PERCENT LLC<br>1604 Westgate Circle, Suite 150,<br>Brentwood, TN 37027 | Same as New Owner | 104-08-0-279.00 |

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, **MARTIN, ALLBEE, MILLER, BRYAN & ASSOCIATES, LLC**, a Tennessee limited liability company, formerly known as Martin, Allbee & Associates, LLC, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ONE HUNDRED PERCENT LLC**, a Tennessee limited liability company ("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").

This being improved property commonly known as 1605 17th Ave. South, Nashville, Davidson County, Tennessee 37212.

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 (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of February, 2022.

**GRANTOR:**

**MARTIN, ALLBEE, MILLER, BRYAN & ASSOCIATES, LLC,**
a Tennessee limited liability company

By: Marguerite Fish Martin
Name: Marguerite Fish Martin
Its: member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Marguerite Fish Martin, the Member of **MARTIN, ALLBEE, MILLER, BRYAN & ASSOCIATES, LLC**, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the LLC, as such Member.

Witness my hand and official seal this 18 day of February, 2022.

My Commission Expires:
03/08/23

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Notary Public

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 $1,775,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 15 day of February, 2022.

NOTARY PUBLIC

JONATHAN HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires March 8, 2023

My Commission Expires: 03/08/23

## Exhibit "A"

Legal Description of Property

Being Lot No. 3 on the Map of O.H. Shields Subdivision of Lot 55 on O.B. Hayes Plan of Large Lots called Rokeby Addition, as of record in Plat Book 161, Page 158, at the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey dated September 10, 2012 by R. Scot Cherry, TRLS No 1512, as follows:

Beginning at an existing iron rod in the westerly right-of-way line of 17th Avenue South, at a corner common with the property of Bonnie L. Hancock, as of record in Deed Book 10576, Page 128, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing 658,068.71; easting 1,733,622.75 on the State Plane Coordinate System;

Thence with the westerly right of way line of 17th Avenue South, South 09° 16' 29" West, a distance of 55.00 feet to an existing pk nail at a corner common with the property of KL Rental, LLC as of record as Instrument No. 20061027-0133673 at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right of way line of 17th Avenue South with the northerly property line of KL Rental, LLC, North 81° 35' 47" West a distance of 157.93 feet to an existing iron rod in the easterly right of way lint of Ally Number 442, 15 feet in width;

Thence with the easterly right of way line of Alley Number 442 North 09° 14' 05" East a distance of 55 feet to an existing iron rod, at a corner common with the property of Bonnie L. Hancock;

Thence leaving the easterly right of way line of Ally Number 442 with the southerly property line of Bonnie L. Hancock, South 81° 35' 47" East 157.97 feet to the POINT OF BEGINNING. Containing 8,686 square feet or 0.199 acres more or less.

Being the same property conveyed to Martin, Allbee & Associates, LLC, a Tennessee limited liability company, from William W. McInnes, an unmarried man, by Warranty Deed dated October 1, 2012, recorded October 2, 2012, in Instrument No. 20121002-0089700, in the Register's Office of Davidson County, Tennessee. Martin, Allbee & Associates, LLC, being now known as Martin, Allbee, Miller, Bryan & Associates, LLC, pursuant to name change in Articles of Amendment filed 01/11/2019.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: Com-22-0HP-1005

## Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 161, page 158, Register's Office for Davidson County, Tennessee.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

4. All matters shown on the ALTA Survey prepared by Joshua A. Meeks, TN RLS#2790 of TTL, Inc., dated December 28, 2021 as Project No. 21-12-03815.00.