Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Chesnut Infill, GP 1745 Gary Lane Hopkinsville, KY 42240	118-02-0-276.00 and 118-02-0-274.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **PEGGY F. HARRIS,** (collectively "Grantor") has bargained and sold, and by these presents does transfer and convey to **CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in the Seventh Civil District of Davidson County, Tennessee,

Being Lots 1 and 3 on the Re-subdivision of the Northerly part of Lot 32, Plan of James Vaulx Farm of record in Book 3842, Page 168, to which Plan reference is hereby made for further description of said lots.

Being the same property conveyed to Robert R. Harris et ux. Peggy F. Harris by Warranty Deed from Howard D. Boyd, Margaret Boyd Locurto and J. Mitchell Boyd, as all of the heirs of Alley Reed Boyd of record in Book 7592, Page 860, Register's Office for Davidson County, Tennessee, dated June 25, 1988 and recorded on July 07, 1988. The said Robert R. Harris having since died on March 29, 2017; leaving said Peggy F. Harris as surviving tenant by the entirety. Affidavit of Survivorship recorded in Instrument No. 20171221-0130045.

NOTE: ***Durable Power of Attorney where Peggy Flynn Harris appoints Gail Neely as her Attorney-In-Fact is of record in Instrument No. 20220303-0024261, Register's Office for Davidson County, Tennessee.***

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2022, a lien, but not yet due and payable.
2) Subject to all matters shown on the Plan of record in Book 3842, Page 168, Register's Office for Davidson County, Tennessee.
3) Subject to a potential claim of adverse possession made by the Conservator on behalf of the owner of 837 Kirkwood Ave., Nashville, TN 37204.

Karen Johnson Davidson County
Batch# 816994 **DEEDWARRSP**
03/08/2022 08:23:43 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220308-0025927

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me this 28 day of February, 2022.

Notary Public
My Commission Expires: 11-3-25

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved property located at **825B & 827B Kirkwood Ave., Nashville, TN 37204**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said Property in fee simple, has good right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 28th day of February, 2022.

Peggy Flynn Harris by Gail Neely, Attorney-In-Fact
Peggy F. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY F. HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2022.

Notary Public
My Commission Expires: 5·2·22
(SEAL)

(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY