Karen Johnson Davidson County
Batch# 830840 DEEDWARRSP
03/30/2022 08:50:15 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220330-0036587

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive, Nashville, Tennessee 37204
35592-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
2254 Winford, LLC ATTN: Chip Leonard 6415 Johnson Chapel Circle Brentwood, TN 37027	New Owner	118-04-0-236.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CAV Properties LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **2254 Winford, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being the same property conveyed to CAV Properties LLC, a Tennessee limited liability company by Special Warranty Deed dated May 30, 2018 from IRA Innovations LLC FBO John Paul Tuck ESA and IRA Innovations LLC FBO Challoner Alise Tuck ESA, of record in Instrument No. 20180601-0052414, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2254 Winford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of March, 2022.

CAV Properties LLC, a Tennessee limited liability company

By: _____
Name: Jonathan Coonce
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Coonce, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of CAV Properties 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 limited liability company by himself as Member.

WITNESS my hand, at office, this 23 day of March, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

_____
Affiant

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

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3 2023

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot 140 on the Plan of Grandview Heights Subdivision, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with part of Alley #1838 that was closed by Metro Ordinance No. BL2002-1079, filed in the County Court Clerk's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Current year taxes have been prorated between the parties at closing and assumed by the Grantee. Map and Parcel 118-04-0-236.00.

2. All matters as shown on the Plan of record in Plat Book 161, Pages 14 & 15, Register's Office for Davidson County, Tennessee.