Karen Johnson Davidson County
Batch# 864638 DEEDWARRSP
05/31/2022 09:52:46 AM 2 pgs
Fees: $13.00 Taxes: $12,002.80
20220531-0062306

Box 14
G35722-4

SPECIAL WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$3,244,000.00.**

Affiant

Subscribed and sworn to before me this the 27th day of May, 2022.

Notary Public

My commission expires: 8/6/2023

(AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Music City PrEP Clinic	**"NEW OWNER"**	**Tract I: 092-10-0-202.00**
901 Woodard Street, #104		**Tract II: 092-10-0-201.00**
Nashville, TN 37206		**Tract III: 092-10-0-200.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Andrea Hayes, unmarried

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Music City PrEP Clinic, a Tennessee nonprofit corporation

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Being part of the Matthew Barrow property in the old 13th Civil District of Davidson County, Tennessee, now in the 11th Ward of the City of Nashville, a plan of which is of record in Plan Book 1, Page 68, Chancery Court at Nashville, being the easterly 50.0 feet front of Lot 29 on the Plan of T. M. Steger's 2nd Subdivision of Barrow Lands, not of record.

Said part of Lot No. 29 fronts 50.0 feet on the northerly side of Felicia Avenue and runs back with the westerly margin of 28th Avenue North, formerly Barrow, 150.0 feet, more or less, to an alley and measures 50 feet 9 inches on said alley, including but excluding therefrom the following triangular strip: BEGINNING at the northwest corner of Felicia Avenue and 28th Avenue North, northwardly 25.0 feet; thence in the southwesterly direction diagonally across said lot, 56.0 feet, more or less, to the northerly margin of Felicia Avenue at a point 50.0 feet west of the westerly margin of 28th Avenue North; thence with the northerly margin of Felicia Avenue, easterly 50.0 feet to the beginning.

INCLUDED in the above described property but EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County by deed from Robert D. Sneed, unmarried, of record in Book 6379, Page 832, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Lot No. 30 and the westerly 10.0 feet of Lot 29 on the Map of T. M. Steger's Second Subdivision of the Barrow Lands, not of record, described as follows:

Beginning on the northerly margin of Felicia Avenue at a point 59 ½ feet west of the westerly margin of 28th Avenue North; thence with the northerly margin of said Avenue, westwardly 60.0 feet to the corner of Lots Nos. 30 and 31; thence with the line between said two lots

northwardly 150.0 feet to the southerly margin of an alley; thence with said alley eastwardly 60.0 feet to a point 60 ¼ feet west of the westerly margin of 28th Avenue North; thence southwardly 150.0 feet to the beginning.

INCLUDED in the above described property but EXLCUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6420, page 407, said Register's Office for Davidson County, Tennessee.

TRACT III:

Being Lot No. 31 on the Map of T. M. Steger's Subdivision of the Barrow Lands, not of record, described as follows:

Beginning on the northerly margin of Felicia Avenue at a point 119 ½ feet west of the westerly margin of 28th Avenue North, said point being the corner of Lots Nos. 30 and 31; thence with the line between said two lots, northwardly 150.0 feet to the southerly margin of an alley; thence with said alley westwardly 50.0 feet to the corner of Lot Nos. 31 and 32; thence with the line between said two lots southwardly 150.0 feet to the northerly margin of Felicia Avenue; thence with said Avenue eastwardly 50.0 feet to the beginning.

INCLUDED in the above described property but EXLCUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6395, Page 229, said Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Andrea Hayes, unmarried by Deed dated August 20, 2003, from Willie Stallworth, married of record in Instrument No. 20030822-0122061, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plan Book 1, Page 68, Chancery Court, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, and Appurtenances of record in Instrument No. 200611-1-0135371, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 2800, 2802 & 2804 Felicia Street aka 501 28th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of May, 2022.

Andrea Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2022.

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY