This instrument prepared by and after recording return to:

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

Karen Johnson Davidson County
Batch# 866754 DEEDWARRSP
06/02/2022 02:30:30 PM 6 pgs
Fees: $33.00 Taxes: $11,285.00
20220602-0063901

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
A&P Williams LLC 4501 Granny White Pike Nashville, Tennessee 37204	Same as New Owner	Map/Parcel 104-04-0-139.00

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, **ONE HUNDRED PERCENT LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **A&P WILLIAMS 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").

This being improved property commonly known as 1024 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 15 day of February, 2022, but is effective as of the 17 day of February, 2022.

GRANTOR:

ONE HUNDRED PERCENT LLC,
a Tennessee limited liability company

By: _____
Name: Ken Royer
Title: Sole Member and Manager

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ken Royer, the Sole Member and Manager of **ONE HUNDRED PERCENT 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 as Sole Member and Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Ken Royer, as such Sole Member and Manager.

Witness my hand and official seal this 15 day of February, 2022.

_____
Notary Public

My Commission Expires:

11-5-24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,050,000.00, 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 17 day February, 2022.

NOTARY PUBLIC

My Commission Expires: 2/20/22

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of J.P.W. Brown's Subdivision of Lot No. 15 of the O. B. Hayes' Tract, a plan of which subdivision is of record in Book 161, Page 88, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 12 fronts 50 feet on the Easterly side of 17th Avenue, South, formerly Addision Avenue, and runs back between parallel lines 159 feet to an alley.

Said property being the same as the property described in survey prepared by Kenneth D. Church, TN RLS 1004, Linbar Drive, Suite 153, Nashville TN 37211 dated September 23, 2019 containing 8,116.53 sq. ft. more or less / 0.19 acres more or less in Project No. 00190802355.00, and being more particularly described as follows:

Beginning at a found 5/8" diameter iron rebar with RLS cap # 100 in the East right of way of 17th Avenue South being located 545.9 more or less northeast of the point of intersection of said right of way and the North right of way Edgehill Avenue, beginning point being common comer with SunTrust Bank Nashville, N.A. recorded in Deed Book 10810 Page 80 in the Davidson County Register of Deeds, thence with the East right of way 17th Avenue South North 04 Degrees 21 Minutes 21 Seconds East for 49.95 feet to a found 5/8" diameter iron rebar no cap corner with O.I.C Lincoln Court Condominiums record in Master Deed Book 6942, Page 585 in the Davidson County Register of Deeds; Thence with said line South 86 Degrees 42 Minutes 15 Seconds East for 162.53 feet to a set 5/8" diameter iron rebar with TTL cap in the East right of way of an Alley;

Thence with said line South 04 Degrees 21 Minutes 21 Seconds West for 49.95 to a set 5/8" diameter iron rebar with TTL cap common corner with SunTrust Bank Nashville, N.A. recorded in Deed Book 10810 Page 80 in the Davidson County Register of Deeds;

Thence with said line North 86 Degrees 42 Minutes 15 Seconds East for 162.53 to the point of beginning.

Being the same property conveyed to Royer Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Maryanne Howland, dated October 3, 2019, recorded October 9, 2012, in Instrument No. 20191009-0103315, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to One Hundred Percent, LLC, a Tennessee limited liability company, successor by name change to Royer Properties, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20210521-0069222, in the Register's Office for Davidson County, Tennessee. See Filing Acknowledgement of record in Instrument No. 20210507-0061929, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property.

3. Subject to all matters shown on the Plan of record in Plat Book 161, Page 88, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 February 17, 2022 (date of document).

Affiant Signature

February 17, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th 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