Karen Johnson Davidson County
Batch# 873556 DEEDWARRSP
06/17/2022 10:09:30 AM 7 pgs
Fees: $38.00 Taxes: $6,290.00
20220617-0069498

This instrument prepared by:

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

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
FCFS TN, Inc. Attn: Real Estate 1600 West 7th Street Fort Worth, TX 76102	Same as New Owner	091-13-0-250.00

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, **B.O.T.**, a Tennessee general partnership, formerly known as B.O.T., LLC, a Wyoming limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FCFS TN, INC.**, a Tennessee corporation ("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").

Said Property being improved property commonly known as 6116 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

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 10th day of June, 2022, but is effective as of the 13th day of June, 2022.

GRANTOR:

B.O.T.,
a Tennessee general partnership,
formerly known as B.O.T., LLC,
a Wyoming limited liability company

By: _____
Name: Martin Silverman
Its: General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Martin Silverman, the General Partner of **B.O.T.**, a Tennessee general partnership, formerly known as B.O.T., LLC, a Wyoming 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 General Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Martin Silverman, as such General Partner.

Witness my hand and official seal this 10th day of June, 2022.

My Commission Expires:

3-25-24

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TEXAS

COUNTY OF DALLAS

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,700,000.00, 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 13th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 6-29-22

JESSICA L PUCKETT
COMM. EXPIRES 6-29-2022
NOTARY ID 13162598-1

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lots No. 2 and 3 of Block I, on the map entitled First Section of Crolywood Subdivision, of record in Plat Book 1130, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to B.O.T., LLC, a Wyoming limited liability company, by Special Warranty Deed from Belle Meade Investments, LLC, a Georgia limited liability company, dated July 22, 2014, of record in Instrument No. 20140723-0065515, Register's Office for Davidson County, Tennessee. On April 15, 2015 "B.O.T., LLC" a Wyoming limited liability company, converted to "B.O.T., a Tennessee general partnership.

Exhibit "B"

Permitted Exceptions

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

2. Taxes resulting from supplemental, revised or corrected assessments under Tennessee Code Annotated, Section 67-5-603, et seq. and Section 67-1-1001, et seq., none yet due and payable.

3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.

4. The following, all according to plat recorded in Plat Book 1130, Page 65, in the Register's Office Records of Davidson County, Tennessee, as approximately shown on the survey dated June 6, 2022, prepared by Clifford McGill, TNRLS No. 2699 (the "Survey"):

    i. Building Line located along the Southwest and Southeast property line;
    ii. 10 foot Easement located along the Northwest property line.

5. Overhead utility line crossing the southern corner of the subject property from Croley Drive to Charlotte Pike, as shown on the survey dated June 6, 2022, prepared by Clifford McGill, TNRLS No. 2699.

6. All matters shown on the Survey.

Certificate of Authenticity

Traci Miller does hereby make oath that I am alicensed attorney **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 June 13, 2022.

Traci Miller

State of Texas

County of Dallas

This instrument was acknowledged before me this 13th day of January, 2022, by Traci Miller.

Notary Public, State of Texas

My Commission Expires: 6-29-22
Date

Notary's Seal

JESSICA L PUCKETT
COMM. EXPIRES 6-29-2022
NOTARY ID 13162598-1