This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 882694 DEEDWARRSP
07/01/2022 08:48:30 AM 6 pgs
Fees: $33.00 Taxes: $5,180.00
20220701-0076388

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
MRMR PROPERTIES, LLC 214 Shady Grove Rd Nashville, TN 37214	**NEW OWNER**	**084-16-157.00**

FOR AND IN CONSIDERATION OF the sum of ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($1,400,000.00) the receipt and sufficiency of which are hereby acknowledged, **THOMAS WILLIAM SELLEY,** an individual ("Grantor"), has bargained and sold, and by these presents does transfer and conveys unto **MRMR PROPERTIES, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

This is improved property known as 216 Shady Grove Road, Nashville, Tennessee 37214.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successor and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successor and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 30th day of June, 2022.

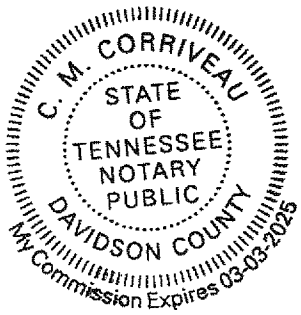
GRANTOR:

Thomas William Selley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas William Selley, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of June, 2022.



Notary Public
My Commission Expires: 3/3/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,400,000.00.

Affiant

Sworn and subscribed before me this the 30th day of June, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 7, on the Plan of DONELSON HEIGHTS SUBDIVISION, not of record, described according to a blueprint of said plan made July 9, 1929, by Erie Drake, as follows:

Said Lot No. 7 fronts 100.0 feet on the westerly side of a 30-foot Avenue (now known as Shady Grove Road) and runs back between parallel lines 200.0 feet to H.C. Criswell's east line.

Being the same property conveyed to Thomas William Selley by Quitclaim Deed from Kathryn L. Selley, dated September 8, 2014, recorded October 16, 2014, of record in Instrument No. 20141016-0095658, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Thomas W. Selley and wife, Kathryn L. Selley by Warranty Deed from CD & J Properties, LLC, a Tennessee limited liability company, dated February 22, 2013, recorded February 25, 2013, of record in Instrument No. 20130225-0018579, said Register's Office.

**This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

EXHIBIT B

Exceptions

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

2. All matters appearing on the Plan of DONELSON HEIGHTS SUBDIVISION, not of record, described according to a blueprint of said plan made July 9, 1929, by Erie Drake.

3. Any and all environmental statues and considerations, including, but not limited to, underground storage tanks and product piping, any contaminates from motor fuels containing tetraethyl lead; hydrocarbons (petroleum products); radioactive materials, hazardous, flammable, explosive materials, toxic waste and substances; and any future contamination thereof.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/30/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/30/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 **day of** June, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM