Karen Johnson Davidson County
Batch# 882827 DEEDWARRSP
07/01/2022 10:33:00 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20220701-0076564

This instrument prepared by and after recording, return to:
Kay B. Housch, Esq. BPR#010995
222 2nd Ave. North, Suite 310
Nashville TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Clint Fehr and Linda Fehr	(NAME) Clint Fehr and Linda Fehr	Map and Parcel
(STREET ADDRESS) 219 2nd Avenue North, Suite 100	5915 Hillsboro Pike	093023A00200CO
(CITY) (STATE) Nashville TN 37201	Nashville, TN 37215	

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 is hereby acknowledged, **Larry H. Hagar and Laura Goodall Niewold**, collectively, the Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said, **Clint Fehr and Linda Fehr,** Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Those certain premises comprising a portion of the Project known as 219 Market Street Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 20th day of April, 1978, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5424, Page 27, said premises being more particularly described as follows:

Unit space labeled No. 1 (being the First floor of said project) as shown on the Plan recorded in Book 5200, Page 153, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration, and an undivided 25% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, and being described more particularly as 219 Market Street Building, as shown on Plan of record in Book 5200, Page 153, said Register's Office, as follows:

Beginning at the intersection of the Westerly margin of Second Avenue North (formerly Market Street) and the Southerly margin of Bank Alley and also being the corner of an existing building. Thence, with the Westerly margin of Second Avenue, North and the wall of existing building S 28 deg. 04' 09" E 30.06 feet to the common walls of the herein described property and building owned by George E. Barrett, Trustee, as of record in Deed Book 5052, Page 991, Register's Office for Davidson County, Tennessee; thence, with the common walls of buildings noted above S 61 deg. 50' 29" W 106.52 feet to the Easterly margin of Alley No. 15 and corner of building; thence, with the Easterly margin of Alley No. 15 and with building wall N 28 deg. 59' 52" W 30.15 feet to the Southerly margin of Bank Alley and existing corner of building; thence, with the Southerly margin of Bank Alley and with the wall of existing

building N 61 deg. 53' 06" E, 107.00 feet to the point of beginning, and containing 3214 square feet or 0.074 acres.

Being the same property conveyed to Charles R. Niewold, as to a fifty (50%) percent undivided interest, and Larry H. Hagar, as to a fifty (50%) undivided interest, by Warranty Deed from Gail P. Pigg, of record in Instrument No. 20090713-0064837, in the Register's Office for Davidson County, Tennessee, dated July 10, 2009, and recorded on July 13, 2009.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $1,950,000.00.

Subscribed and sworn to before me this the 30th day of June, 2022.

HOLLY DEFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

My commission expires: _____

Affiant

Notary Public

This is improved property known as 219 2nd Avenue North, Suite 100, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his successors, heirs and assigns forever, subject to the following **Encumbrances:**

1. 2022 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of 219 MARKET STREET BUILDING, as recorded in Book 5200, Page 153, Register's Office of Davidson County, Tennessee.
3. Declaration of Horizontal Property Regime of the The Two Hundred Nineteen Market Street Building of record in Book 5424, Page 27, as amended in Book 9596, Page 941, Instrument No. 20220429-0049792 and Instrument No. 20220513-0055177, Register's Office of Davidson County, Tennessee.
4. Subject to the rights of ingress and egress stated in the deed of record in Book 5707, Page 769, Register's Office of Davidson County, Tennessee.
5. Conveyance of the "air space above the roof of the existing building" to The Two Hundred Nineteen Market Street Building, of record in Book 6664, Page 761, Register's Office of Davidson County, Tennessee.
6. Conveyance of the Lower Story Plan (basement floor) to the Association of Owners of The 219 Market Street Building of record in Book 9970, Page 355, Register's Office of Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors, and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors, and assigns, against the lawful claims of all persons claiming **by, through or under Grantor, but no further or otherwise.**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This Special Warranty Deed may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument.

Witness our hands this 29th day of June, 2022.

Larry H. Hagar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry H. Hagar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee, this 29th day of June, 2022.

Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Witness my hand this 29th day of June, 2022.

Laura Goodall Niewold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Goodall Niewold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2022.

Notary Public My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024