Karen Johnson Davidson County
Batch# 891820 DEEDWARRSP
07/21/2022 10:23:30 AM 5 pgs
Fees: $28.00 Taxes: $8,140.00
20220721-0083473

SPECIAL WARRANTY DEED

LISA FARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024

THIS INSTRUMENT PREPARED BY:
WOOD STABELL LAW GROUP, PLLC
4535 Harding Pike Ste 100
Nashville, Tennessee 37205
(615) 356-7755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$2,200,000.00**

Yonne Hall
Affiant

Subscribed and sworn to before me, this the 20 day of July, 2022.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
OKLAHOLICS, LLC P.O. BOX 340020 NASHVILLE TN 37203	SAME	119-05-0-104.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BULLDOG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **OKLAHOLICS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property located and known as **2506 Grandview Avenue, Nashville, Davidson County, Tennessee 37211**.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[*Signature Page to Special Warranty Deed*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 18th day of July, 2022.

GRANTOR:

BULLDOG HOLDINGS, LLC

By: _____
David Mundie, Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David Mundie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of **BULLDOG HOLDINGS, LLC**, the within-named bargainor, and that he as the Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company as the Manager.

Witness my hand, at office, this 18th day of July, 2022.

NANCY W. STABELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022

_____
Notary Public

My Commission Expires:_____

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

Being a tract of land in the central portion of Davidson County, Tennessee. Said tract being known as parcel 104 of Davidson County Tax Map 119-5, as well as Lots 482 & 483 as shown on the Plan of Grand View Heights as recorded in Plat Book 161, Pages 14 & 15, in the Register's Office of Davidson County. TN (RODC). Said tract bounded on the north by Middle Tennessee School of Cosmetology as recorded in Deed Book 5714, Page 752 RODC, on the east by Right-of-Way (R/W) Public Alley #185I (15' Public R/W), on the south by First American National Bank as recorded in Book 4667, Page 890 RODC and on the west by R/W of Grandview Avenue (50' Public R/W).

Said tract being described as follows:

POINT OF BEGINNING being a found iron rod in the easterly R/W margin of Grandview Avenue being the northwest corner of the property, said point having a Tennessee State Plane Coordinate (NAD83) value of Northing 650,632.6552 and an Easting of 1,746.906.2690; thence leaving said R/W margin North 69°02'02" East 150.40 feet to a found iron rod with cap in the westerly R/W margin of Public Alley #1851; thence with said R/W margin South 20°57'58" 100.54 feet to a found PK nail; thence leaving said R/W margin South 69°02'02" West 150.40 feet to a found PK nail in the easterly R/W margin of Grandview Avenue; thence with said R/W North 20°57'58" West 100.54 feet to the point of beginning.

Containing 15,121 square feet or 0.3471 acres.

Bearing based on Tennessee State Plane Coordinate System (NAD83).

The foregoing description having been prepared based on the ALTA/ACSM Land Title Survey dated June 6, 2014, of Douglas W. Ball-Chandler (R.L.S. #2588) of Atwell Group, whose address is 441 Donelson Pike, Suite 300, Nashville, Tennessee 37214.

Being the same property conveyed to BULLDOG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GRANDVIEW PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140627-0056406 and Instrument No. 20140627-0056407, dated June 20, 2014, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Taxes for the year 2022, a lien not yet due and payable.
2. Matters shown on the Plan of record in Book 161, pages 14-15, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 07-18-2022
Date

Lisa Farris
Affiant Signature

July 18, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of July, 2022.

Notary's Signature

My Commission Expires: 10/22/2025
Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025