Karen Johnson Davidson County
Batch# 898679 DEEDWARRSP
08/04/2022 10:25:36 AM 6 pgs
Fees: $33.00 Taxes: $14,237.60
20220804-0088778

This Instrument Prepared By:

Burr & Forman, LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201
Attn: John F. Rogers, Jr., Esq.
Phone: (615) 724 – 3200

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
1911 Church Street Partners, LLC 3705 Wimbledon Road Nashville, TN 37215 Attn: Jim Jacobs	Same
Map & Parcel No.: 0 92-12-0-392.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **ASHLEY-TOMPKINS REAL ESTATE PARTNERSHIP**, a Tennessee general partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **1911 CHURCH STREET PARTNERS, LLC**, a Tennessee limited liability company having an address as set forth above ("Grantee"), its successors and assigns, the certain lot, tract or parcel of land located in Davidson County, Tennessee and described as follows (the "Property"):

As more particularly described on **Exhibit A** attached hereto and incorporated herein fully be reference.

This is improved property known as 1911 Church Street, Nashville, Tennessee 37203.

This conveyance is made subject to only 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 in all easements, appurtenances and hereditaments thereto belonging, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property and associated rights and interests, that Grantor has a good and lawful authority and 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

in the Property 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of August, 2022.

ASHLEY-TOMPKINS REAL ESTATE PARTNERSHIP,
a Tennessee general partnership

By: _____
Bart E. Ashley, Authorized General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Pamela Dunaway, a Notary Public in and for the State and County aforesaid, personally appeared **BART E. ASHLEY**, 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 Authorized General Partner of **ASHLEY-TOMPKINS REAL ESTATE PARTNERSHIP**, the within named bargainor, a Tennessee general partnership, and that he as such Authorized General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as such Authorized General Partner.

WITNESS my hand and seal at office, on this the 3rd day of August, 2022.

Pamela R Dunaway
Notary Public

My Commission Expires:
5/9/2023

PAMELA R. DUNAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,848,000.00, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 3rd day of August, 2022.

NOTARY PUBLIC

My Commission Expires:

11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Exhibit A

Property Legal Description

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF THE NORTHERLY PART OF LOT NO. 153, ON THE PLAN OF BOYD HOME TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 39, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID PART OF LOT NO. 153 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHURCH STREET, AS WIDENED, AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 200 FEET WEST OF THE WESTERLY MARGIN OF 19TH AVENUE NORTH, FORMERLY DOUGLAS AVENUE, 172-1/2 FEET TO ANY ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY-TOMPKINS REAL ESTATE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM THIRD NATIONAL BANK IN NASHVILLE, A NATIONAL BANKING ASSOCIATION, TRUSTEE UNDER AGREEMENT FOR E. MCMURRAY (1/2 INTEREST) AND TRUSTEE UNDER AGREEMENT FOR MARY ELLEN RAGAN (1/2 INTEREST) BY DEED OF RECORD IN BOOK 9246, PAGE 724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

SITUATED IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING LOT #2 ON THE PLAT OF THE RESUBDIVISION OF A PORTION OF LOT 152 ON THE PLAN OF JOHN BOYD HOME PLACE, WHICH IS OF RECORD IN BOOK 6050, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF CHURCH STREET, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST NORTHEASTERLY CORNER OF THE THIRD NATIONAL BANK, TRUSTEE TRACT, AS OF RECORD IN BOOK 4475, PAGE 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID SOUTHERLY MARGIN OF CHURCH STREET, NORTH 52 DEGREES, 30 MINUTES, 00 SECONDS EAST A DISTANCE OF 26.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY MARGIN OF CHURCH STREET SOUTH 37 DEGREES, 19 MINUTES, 17 SECONDS EAST, A DISTANCE OF 49.28 FEET TO A POINT; THENCE NORTH 52 DEGREES, 57 MINUTES, 50 SECONDS EAST A DISTANCE OF 32.18 FEET TO THE CORNER OF AN EXISTING BUILDING; THENCE WITH SAID EXISTING BUILDING WALL SOUTH 37 DEGREES, 06 MINUTES, 05 SECONDS EAST A DISTANCE OF 3.40 FEET TO A POINT; THENCE CONTINUING NORTH 53 DEGREES, 26 MINUTES, 35 SECONDS EAST A DISTANCE OF 0.35 FEET TO A POINT; THENCE CONTINUING SOUTH 37 DEGREES, 02 MINUTES, 34

SECONDS EAST A DISTANCE OF 120.46 FEET TO A POINT ON THE NORTHERLY MARGIN OF A 15 FOOT ALLEY; THENCE WITH THE SAID NORTHERLY MARGIN OF A 15 FOOT ALLEY SOUTH 52 DEGREES, 30 MINUTES, 00 SECONDS, WEST, A DISTANCE OF 57.93 FEET TO A POINT, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHEASTERLY CORNER OF THE SAID THIRD NATIONAL BANK, TRUSTEE TRACT; THENCE LEAVING THE NORTHERLY MARGIN OF SAID ALLEY AND WITH THE EASTERLY LINE OF SAID THIRD NATIONAL BANK, TRUSTEE TRACT, NORTH 37 DEGREES, 19 MINUTES, 17 SECONDS WEST, A DISTANCE OF 173.40 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY-TOMPKINS REAL ESTATE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM METRO MEDICAL SUPPLY, INC., A TENNESSEE CORPORATION, BY DEED OF RECORD IN BOOK 9638, PAGE 385, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Any claim to oil, natural gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Plat Book 21, Page 39, in the Register's Office of Davidson County, Tennessee.

4. All matters shown on plat(s) of record in Book 6050, Page 166, in the Register's Office of Davidson County, Tennessee.

5. Matters contained in Deed of record in Book 6958, Page 193, in the Register's Office of Davidson County, Tennessee.

6. Rights of others in and to the alley contiguous to the Property, together with that portion of the Property embraced within the bounds of any public road or thoroughfare.

7. Any and all discrepancies, conflicts, facts, matters and conditions shown on that certain ALTA/NSPS Property Title Survey by Brian M. Reifschneider, TN RLS No. 2467, dated July 29, 2022.