Karen Johnson Davidson County
Batch# 926814 DEEDWARRSP
10/06/2022 03:48:30 PM 5 pgs
Fees: $28.00 Taxes: $10,915.00
20221006-0110466

Prepared by and return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
Mark Coleman, Co-Trustees P.O. Box 100119 Nashville, TN 37210	SAME AS NEW OWNER	**Map 106-05-0** **Parcel 12200**

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, **Ellis R. Hubbard and Betty J. Hubbard, husband and wife,** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Mark Coleman, as Co-Trustee of The Terrence J. Clyne Living Trust For Karen Lavelle, Holly Lancaster and Timothy Lavelle, Kathleen Lavelle, Colleen Visconti And Their Appointees or Issue Dated October 21 2015** (hereinafter referred to as "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").

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.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

WITNESS my hand and official seal in Nashville, Tennessee, this 5th day of October 2022

Ellis R. Hubbard

Ellis R. Hubbard

Betty J. Hubbard

Betty J. Hubbard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Ellis R. Hubbard and Betty J. Hubbard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 5th day of October 2022

Robert L Scruggs

NOTARY PUBLIC
My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$2,950,000.00,** 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 5th day of October 2022

Robert L Scruggs

NOTARY PUBLIC
My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being part of Lot "G" on the Map of Lands of L. P. Hagan, deceased, of record in Book 843, page 89, Register's Office for said County, and described according to a survey made by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee No. 1512, dated September 23, 2009, as follows:

Beginning at an "X" in concrete, at the intersection of the southerly right-of-way line of CSX Transportation Railroad, and the westerly right-of-way line of Polk Avenue, 50 feet in width, said "X" in concrete being located at the northing: 657,940.97, Easting, 1,748,993.59; on the State Plane Coordinate System NAD-83";

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly right-of-way line of Polk Avenue, South 06 deg. 07 min. 00 sec. West, 211.44 feet to an existing iron rod, at a corner common with the property of The Polk Partnership, as of record in Instrument No. 19991229-0308293, Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Polk Avenue, with the northerly property line of The Polk Partnership, South 75 deg. 30 min. 31 sec. West 390.33 feet to an iron rod set, in the easterly property line of Earl H. and Vera Sadler, as of record in Instrument No. 20000801-0076067, Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Earl H. & Vera Sadler, North 08 deg. 42 min. 01 sec. East 153.25 feet to an iron rod set, in the southerly right-of-way line of CSX Transportation Railroad;

Thence with the southerly right-of-way line of CSX Transportation Railroad, North 67 deg. 28 min. 45 sec. East, 408.41 feet to the point of beginning, containing 65,388 square feet or 1.501 acres, more or less.

Being the same property conveyed to Ellis R. Hubbard and wife, Betty J. Hubbard Warranty Deed from Janet Hinton Ohlinger, Executrix of the Estate of Willian Alexander Hinton of record in Instrument No. 20100723-0058049, dated July 22, 2010 and recorded July 23, 2010, Register's Office for Davidson County, Tennessee.

Property Address: 1101 Polk Avenue, Nashville, TN 37210
FKA 999 Polk Avenue, Nashville, TN 37207

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. All matters as shown on the Map of Lands of L. P. Hagan, deceased of record in Book 843, page 89, Register's Office for Davidson County, Tennessee.
3. Easement granted to Tennessee Industrial School for one or more sewer and water mains, by Bettie Hagan, of record in Book 372, page 391, Register's Office for Davidson County, Tennessee.
4. Subject to the right-of-way for N.C. & St. Louis Railway (now known as CSX Railroad/CSX Transportation, successor in interest) as much as subject property therein lies.
5. All matters a shown on the survey made by Cherry Land Surveying, Inc., R. Scot cherry, Tennessee No. 1512, dated September 23, 2009.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 5th day of October, 2022.

Robert L. Scruggs 10/5/2022

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 5th day of October, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023