Karen Johnson Davidson County
Batch# 933524 DEEDWARRSP
10/25/2022 09:56:43 AM 5 pgs
Fees: $28.00 Taxes: $5,920.00
20221025-0115566

THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:

EWM Harding, LLC
3817 Bedford Avenue, Suite 220
Nashville, TN 37215

SEND TAX BILL TO:

Same

MAP-PARCEL:

116-03-0-019.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DON T. BROTHERS** (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **EWM HARDING, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to wit:

[See Exhibit A attached hereto]

This is improved property located at 4501 Harding Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land, as described in Exhibit A, in fee simple and has a good right to convey it subject only to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but not further or otherwise, but excluding only those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2022.

Don T. Brothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Don T. Brothers, 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 at office, this 19th day of October, 2022.

Notary Public

My Commission Expires: 3-3-2026

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Jackerson
Affiant

Subscribed and sworn to before me this 20th day of October, 2022.

Notary Public

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

EXHIBIT A

Legal Description

A tract of land in Davidson County, State of Tennessee, being the Northerly One Hundred (100) feet of Lot Number One Hundred Thirty (130), and the Northerly One Hundred (100) feed of the Easterly Twenty-four and Seven-tenths (24.7) feet of Lot Number One Hundred Thirty-one (131) on the Plan of the Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, as of record in Book No. 421, Page 100, Register's Office for Davidson County, Tennessee, said tract being described as beginning at the Southwesterly corner of the intersection of West End Avenue and Woodmont Avenue, and running thence Westerly with the Southerly side of West End Avenue One Hundred (100) feet; thence Southerly and parallel with Woodmont Avenue One Hundred (100) feet; thence Easterly and Parallel with West End Avenue One Hundred (100) feed to the Westerly line of Woodmont Avenue; thence Northerly with the Westerly line of Woodmont Avenue; thence Northerly with the Westerly line of Woodmont Avenue One Hundred (100) feet to the point of beginning.

Being the same property conveyed to Don T. Brothers by Special Warranty Deed from The Southland Corporation, of record in Book 6380, Page 613, in the Register's Office for Davidson County, Tennessee, dated August 28, 1984, and recorded on September 13, 1984.

EXHIBIT B

Exceptions

1. Taxes for the fiscal year 2022 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner-Mannor Land Company's Second Subdivision of The Kenner Tract, as recorded in Plat Book 421, Page 100, Register's Office of Davidson County, Tennessee.