Karen Johnson Davidson County
Batch# 936132 DEEDWARRSP
11/01/2022 08:47:30 AM 5 pgs
Fees: $28.00 Taxes: $5,920.00
20221101-0117679

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,600,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2022.

Notary Public

My Commission Expires: 5-9-2023

ASHLEY NORTON GOLD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
WEST IRIS REVERSE, LLC 114 29th Avenue South Nashville, TN 37212	SAME	118-07-0-148.00 118-07-0-147.00

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, **ADAM CARLETON BROWN** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **WEST IRIS REVERSE, LLC, A COLORADO 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 **605 and 607 West Iris Drive, Nashville, Davidson County, Tennessee 37204**.

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 27th day of October, 2022.

GRANTOR:

ADAM CARLETON BROWN

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, **ADAM CARLETON BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in aforesaid County and State, this 27th day of October, 2022.

Notary Public

My commission expires: 5-9-2023

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "C' on the Map of Berry Hill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 21 fronts 65 on the south side of West Iris Drive and runs back between parallel lines 125 feet to a deadline.

Being the same property conveyed to H. JACKSON BROWN, JR., by deed from JAMES E. CASON and WILTON F. WELLER, d/b/a CASON and WELLER, a partnership, of record in Book 5894, page 865, dated June 3, 1982, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "C" on the Map of Berry Hill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 21 fronts 65 on the southerly margin of West Iris Drive and extends back between parallel lines 125 feet to a deadline on the rear.

Being the same property conveyed to H. JACKSON BROWN, JR., by deed from JAMES HOWARD LAMB and wife, ALICE MARIE TANNER LAMB, of record in Book 5748, page 861, dated May 20, 1981, said Register's Office.

H. JACKSON BROWN, JR. having since died testate on or about November 30, 2021. Property is now vested in ADAM CARLETON BROWN pursuant to the Last Will and Testament of H. JACKSON BROWN, JR., Case No. 22P143, Probate Court of Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Taxes for the year 2022, currently due and payable.

2. Matters shown on the Plan of record in Plat Book 1130, page 36, 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 10-27-2022

Date

Lisa Farris

Affiant Signature

10-27-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of 10, 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