Karen Johnson Davidson County
Batch# 941132 DEEDWARRSP
11/15/2022 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $6,197.50
20221115-0121558

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
CLN Nashville, LLC 45 Lindsley Avenue Nashville, Tennessee 37206 Attn: Nealy Glenn	Parcel No. 082-16-0-088.00	CLN Nashville, LLC 45 Lindsley Avenue Nashville, Tennessee 37206 Attn: Nealy Glenn
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, SUSAN ALEXANDER an individual resident of the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CLN NASHVILLE, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all of Grantor's right, title and interest in any rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 814 Woodland Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee's and their respective successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto the Grantees, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,675,000.00.

Laura Nealy Glenn

Subscribed and sworn to before me this 4th day of November, 2022.

MICAH FOUSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

Notary Public

My Commission Expires: 3/3/2026

4860-3491-8589.3

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this ____ day of November, 2022.

GRANTOR:

Susan Alexander

Indiana

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~Dear~~)
Marion

Before me, Jeffrey J Scholl, of the state and county aforesaid, personally appeared Susan Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the within named bargainor, and who acknowledged the execution of the within instrument for the purpose therein contained, by signing her name therein.

WITNESS my hand and seal, at office in Indpls, In, this 9 day of November, 2022.

Notary Public

My Commission Expires: 01-31-2029

Jeffrey J Scholl
Notary Public - Seal
State of Indiana
Marion County
My Commission Expires 01/31/2029
Commission No. NP0731372

EXHIBIT A

LEGAL DESCRIPTION

BEING LOTS NOS. 12 AND 14 ON THE MAP OF THE KINNNAIRD AND BRANSFORD SUBDIVISION AS OF RECORD IN BOOK 57, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

SAID LOTS NOS. 12 AND 14 ADJOIN AND FRONT TOGETHER 100.00 FEET ON THE SOUTHERLY SIDE OF WOODLAND STREET AND RUN BACK BETWEEN PARALLEL LINES 17.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SUSAN ALEXANDER, UNMARRIED BY QUITCLAIM DEED FROM LETRICIA L. CARRUTH, UNMARRIED OF RECORD IN INSTRUMENT NO. 20010207-0012273 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 25, 2001 AND RECORDED ON FEBRUARY 07, 2001 AND AS RECONVEYED BY INSTRUMENT NO. 20220920-0104662, DATED SEPTEMBER 16, 2022 AND RECORDED ON SEPTEMBER 20, 2022.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2023, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 156, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the East Bank Redevelopment District of record in Book 10078, Page 364, in the Register's Office for Davidson County, Tennessee.

202211150121558

I, John Gleaves, 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 11/9/22 (date of document).

Affiant Signature

Date 11/9/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of November 2022.

Notary's Signature

MY COMMISSION EXPIRES:

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025