THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS, LLP
511 Union St., Ste. 2700
Nashville, TN 37219
Attn: J. Steven Kirkham, Esq.

Karen Johnson Davidson County
Batch# 979661 DEEDWARRSP
03/13/2023 09:05:56 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20230313-0017747

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
T&F TN LLC Attn: Nick Cutaia 5360 Genesee Street, Suite 201 Bowmansville, NY 14026	Same	P/O: 041-16-0-067.00

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, 47 PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to T&F TN LLC, a Tennessee limited liability company (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

This is improved property known as 3736 Dickerson Pike, Nashville, Tennessee 37207.

Grantor covenants and binds itself, its successors and assigns to warrant specially and defend to Grantee, its successors and assigns, forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 6th day of March, 2023.

GRANTOR:

47 PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Name: Bartley T. Burnette
Title: Member - Manager

STATE OF Tennessee)

COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Bartley T. Burnette, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member Manager of 47 PROPERTIES, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 6th day of March, 2023.

_____
Notary Public

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

My Commission Expires:

7/2/2024

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $450,000.00.

Affiant Anthony Cutaia

Sworn to and subscribed before me this 6th day of March, 2023.

Alicia Buffar
Notary Public

My Commission Expires:

05-05-2025

ALICIA BUFFAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-05-2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Plat of the Re-Subdivision of Lot 1 of the Flatt Subdivision P .B. 6200 Pg. 963 and Lot 2 of The Belshire Estates Section V P.B. 4995, Pg 40 (Being a Re-Subdivision of Part of Tract No. 3 Belshire Estates Section V Bk. 2133 Pg. 114), of record in Instrument No. 20220923-0105826, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to 47 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TERRY F. FLATT, of record in Instrument No. 20210603-0074338, dated June 1, 2021, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Taxes for 2023 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record Instrument No. 20220923-0105826, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5572, page 342, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 5995, page 840, said Register's Office.

5. Right-of-Way Easement of record in Instrument No. 20090403-0030686, said Register's Office.

6. Easement Agreement of record in Instrument No. 20090403-0030687, said Register's Office.

7. Easement for the flow of the water of Ewing Creek and the rights of the public therein.

8. Rights of upper and lower riparian owners to the flow of the water of Ewing Creek, free from diminution or pollution.

9. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Ewing Creek.