Karen Johnson Davidson County
Batch# 981586 DEEDWARRSP
03/16/2023 12:09:30 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20230316-0019104

SPECIAL WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-439

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
1003 Buchanan St Group, LLC	1003 Buchanan St Group, LLC	081-11-0-501
(NAME) 1925A 14th Ave. North	(NAME) 1925A 14th Ave. North	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **1003 Buchanan LLC, a Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **1003 Buchanan St Group LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions set forth on Exhibit 'B", attached hereto an incorporated herein (the "**Permitted Exceptions**"):

This is improved property located at 1003 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of

all persons claiming by, though, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 15th day of March, 2023.

GRANTOR:

1003 Buchanan LLC,
a Tennessee Limited Liability Company, its Manager
By: Bon Urban Properties, its Managing Member
By: BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, its Managing Partner

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF TENNESSEE)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, the Managing Member of Bon Urban Properties, the Manager of 1003 Buchanan LLC, a Tennessee limited liability company, the within named Grantor, and being duly authorized, executed the foregoing instrument on behalf of said Grantor for the purposes contained therein.

WITNESS my hand, at office, this 15th day of March, 2023.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 07-07-2025

"EXHIBIT A"

DESRIPTION OF THE PROPERTY

Tract I:

A lot with building located thereon (said buildings presently occupied by the Millerlie Cleaners). The lot fronts on the South margin of Buchanan Street in the City of Nashville, Tennessee, and is further described as being part of Lot Nos. 291, 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, said lot begins at a point in the curb of Buchanan Street approximately Southeastwardly to the corner of a brick building (this being the Northwest corner of the building occupied as a barber shop); thence, with the West wall of the brick building 70 feet, more or less, to a point approximately 1 foot South of the Millerlie Cleaners Building; thence, Westwardly 54 feet, more or less, to a point in an alley; thence, in a Northerly direction, 16 ¾ feet, more or less, to a point approximately 2 feet West of the Millerlie Cleaners Building; thence, Northwardly 52 feet, more or less, and parallel to the West wall of the Millerlie Cleaners Building to a point; thence, Northeastwardly 39 ½ feet, more or less, in the curb; thence, with the curb along the South margin of Buchanan Street, 35 2/3 feet to the BEGINNING. It is the intention of the Grantors to convey the Millerlie Cleaners Building and the lot on which same is located

Tract II:

Being parts of Lot Nos. 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, and also part of Lot Nos. 3 and 4 on the Plan of the Resubdivision of Lots in McGavock, Wetmore and Others First Addition, as of record in Book 161, Page 97, Register's Office for said County, described together, as follows:

Beginning at a point in the Southerly margin of Buchanan Street at the Northwest corner of Lot No. 294 and a 10 foot alley; thence, in a Southerly direction along the Easterly margin of said alley 190 feet to a point; thence, in an Easterly direction at right angles to said alley 100 feet to a point; thence, in a Northwardly direction 14 feet to a point, which point is one foot South of the building of Lea and Nokes Cleaners; thence, Westerly 54 feet, more or less, to a point; thence, in a Northerly direction 16 ¼ feet, more or less, to a point approximately 2 feet West of the Lea and Nokes Cleaners building; thence, Northerly 52 feet, more or less, and parallel to the West wall of the Lea and Nokes Cleaners Building to a point; thence, Northerly 39 ½ feet, more or less, to a point on the Southerly margin of Buchanan Street; thence, along the Southerly margin of said Buchanan Street Eastwardly 120 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to 1003 Buchanan, LLC, a Tennessee limited liability company, by Warranty Deed from R. Paul McCulloch, an individual, of record in Instrument No. 20140811-0072066 in the Register's Office of Davidson County, Tennessee, dated August 8, 2014, and recorded on August 11, 2014.

Being the same property conveyed to 1003 Buchanan, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kelly Bonadies and Aron Wright, of record in Instrument No. 20180802-0075832 in the Register's Office of Davidson County, Tennessee, dated August 1, 2018, and recorded on August 2, 2018

"EXHIBIT B"

PERMIITED EXCEPTIONS

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF MCGAVOCK'S TOWN NORTH NASHVILLE, as recorded in Book 21, Page(s) 23.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF PARTS OF LOTS 290-294, AND CHANGE OF ALLEY THEREIN IN H.T. MCGAVOCK'S SUBDIVISION, as recorded in Book 161, Page(s) 97

4. Easement for Ingress and Egress, recorded in Book 1815, Page 243.

5. Easement for Ingress and Egress, recorded in Book 2813, Page 22

6. Rights or claims of tenants under unrecorded leases.

TRUE COPY CERTIFICATION

I, Tifphany Wilson , 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 March 16, 2023.

Signature
Date: March 16, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16th day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025