This Instrument prepared by:
Banker's Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 988579 DEEDWARRSP
04/05/2023 09:46 15 AM 4 pgs
Fees. $23 00 Taxes. $7,585 00
20230405-0024693

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
MKVB Acklen, LLC	NEW OWNER	
118 16th Avenue South, Suite 230		10412017900
Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Tennessee Congress of Parent and Teachers, Incorporated, also known as and doing business as Tennessee Congress of Parents and Teachers** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **MKVB Acklen, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Christopher and Kirkman's Addition of record in Plat Book 57, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 fronts 100 feet on the southerly side of Acklen Avenue and runs back between parallel lines 160 feet more or less to an alley.

LESS and EXCEPT all that portion of land as conveyed to The Nashville Housing Authority by Book 4570, Page 568 and corrected by Book 4585, Page 450, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Tennessee Congress of Parents and Teachers, Incorporated by Warranty Deed from F.H. Rausser and wife, Sarah Eulene Rausser of record in Book 2996, page 451 Register's Office for Davidson County , Tennessee, dated December 07, 1959 and recorded on April 19, 1960,

together with all buildings, structures, fixtures, and other improvements of any and every nature located thereon (collectively, the "Property").

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

The Property is IMPROVED property known as **1905 Acklen Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever. And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

[remainder of page intentionally left blank]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 4th day of April, 2023.

Tennessee Congress of Parent and Teachers, Incorporated

BY: Dwight Hunter, President
Dwight Hunter, President

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Dwight Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of T**ennessee Congress of Parent and Teachers, Incorporated**, the within named bargainor, and that he as such President executed the foregoing instrument for the purpose therein contained by personally signing the name of **Tennessee Congress of Parent and Teachers, Incorporated**, Incorporated as President.

Witness my hand and official seal at office this 4th day of April, 2023.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Jan 8, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me this 4th day of April, 2023.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Jan 8 2024

Exhibit "A"

Permitted Exceptions

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee.

3. All matters shown on Survey made by L. Brandon Lambert, RLS No. 2828, dated February 9, 2023, Project No. 1019211.