Karen Johnson Davidson County
Batch# 1029075 DEEDWARRSP
07/21/2023 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20230721-0056201

Return Recorded Document to

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
200 31st Ave LLC 414 Union Street, Suite 900 Nashville, TN 37203	Map/Parcel: 104 02 0 252.00	David W. Garrison 414 Union Street, Suite 900 Nashville, TN 37203
This instrument prepared by: Kailyn Weiss, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

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 **D3 Poston, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **200 31st Ave LLC**, a Tennessee limited liability company (the "Grantee(s)"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of the Thirty First and Poston Avenue Subdivision, of record in Plat Book 7900, Page 756 and revised in Plat Book 7900, Page 761, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D3 Poston, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Poston Corner Partners, a Tennessee General Partnership, dated July 11, 2014, of record in Instrument No. 20140715-0062322, Register's Office for Davidson County, Tennessee.

This is improved property known as 200 31st Avenue North/3014 Poston Avenue, Nashville, Davidson County, Tennessee 37203.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 18 day of July, 2023.

D3 POSTON, LLC,
a Tennessee limited liability company

By: _____
Mark McDonald, Director

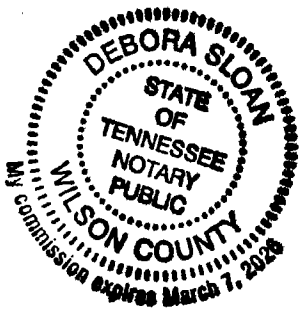
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark McDonald, 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 Director of D3 Poston, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Director.

Witness my hand and seal, this 13th day of July, 2023.

_____
Notary Public

My Commission expires:
3/7/2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $4,000,000.00.

Grantee

Sworn to and subscribed before me,
this 13th day of July, 2023.

NOTARY PUBLIC

My commission expires: 07/06/2026

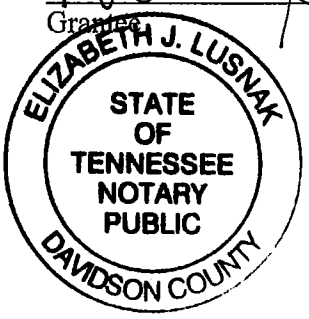


EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot 1 on the Plan of the Thirty First and Poston Avenue Subdivision, of record in Plat Book 7900, Page 756 and revised in Plat Book 7900, Page 761, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D3 Poston, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Poston Corner Partners, a Tennessee General Partnership, dated July 11, 2014, of record in Instrument No. 20140715-0062322, Register's Office for Davidson County, Tennessee.

TMS: 00-104-2-252.00-R-000

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 July 18, 2023 (date of document).

KHogan
Affiant Signature

July 21, 2023
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 21st day of July, 2023.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

