Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
M & S #1, LLC 680 Lawler Lane Nolensville, TN 37135	117-15-0-035.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

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, **BAY MOUNTAIN FUND I LLC, A DELAWARE LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **M & S #1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glen Echo Subdivision, of record in Book 5060, Page 107, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bay Mountain Fund I, LLC by Trustee's Deed from David G. Mangum, Substitute Trustee of record in Instrument Number 20200117-0006546, in the Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 17, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Restrictions of record in Book 1472, Page 215, in the Register's Office for Davidson County, Tennessee.

2) Subject to all matters shown on the Plan of record in Plat Book 5060, Page 107, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1085106 DEEDWARRSP
12/22/2023 11:34:04 AM 2 pgs
Fees: $13.00 Taxes: $11,840.00
20231222-0098840

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00

Malak Salama
Affiant

Subscribed and sworn to before me this 19 day of Dec, 2023.

TN
Notary Public
My Commission Expires: _____

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

This is improved property located at **2001 Glen Echo Road., Nashville, TN 37215**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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

18TH **IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on the _____ day of December, 2023.

Bay Mountain Fund I LLC

Bay Mountain Fund Management LLC, its Manager

By: _____
Loy R. Shaw Jr, its Manager

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY R. SHAW, JR., MANAGER OF BAY MOUNTAIN FUND MANAGEMENT LLC, MANAGER OF BAY MOUNTAIN FUND I LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER OF BAY MOUNTAIN FUND MANAGEMENT LLC, MANAGER OF BAY MOUNTAIN FUND I LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18TH of December, 2023.

_____
Notary Public
My Commission Expires: 12.08.2024
(SEAL)

