THIS INSTRUMENT PREPARED BY:

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511 Union Street, Ste. 2700
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Karen Johnson Davidson County
Batch# 1095311 DEEDWARRSP
01/29/2024 01:07:30 PM 6 pgs
Fees: $33.00 Taxes: $8,491.50
20240129-0006073

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Tyler F. Bacon and Leslie B. Bacon, Trustees of the Bacon Trust dated October 6, 2009 24935 John Fremont Road Hidden Hills, CA 91302	Same.	093-13-0-139.00

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, **DAVID CREED, JR.** ("Grantor"), has bargained and sold, and hereby transfers and conveys, to **TYLER F. BACON AND LESLIE B. BACON, TRUSTEES OF THE BACON TRUST DATED OCTOBER 6, 2009**, and its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

TO HAVE AND TO HOLD said property and all of the improvements and fixtures located thereon, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 27 Music Square East, Nashville, TN 37203.

Said property is conveyed subject only to the following matters:

See attached Exhibit B.

Grantor covenants and binds himself and his heirs and successors to warrant specially and defend to Grantee 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 no further or otherwise.

[*The remainder of this page has been intentionally left blank.*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of this 29th day of January, 2024.

GRANTOR:

David Creed, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David Creed, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 2024.

Benita Hudson
Notary Public

BENITA HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 2, 2026

My Commission Expires: 11/2/2026

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,295,000.00.

Affiant

Sworn to and subscribed before me this 29th day of January, 2024.

Notary Public

My Commission Expires: _____

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT A

Property Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 14 ON THE PLAN OF O.B. HAYES SMALL LOTS, OF RECORD IN PLAT BOOK 1, PAGE 69, IN THE CHANCERY COURT OF NASHVILLE, TENNESSEE.

SAID LOT NO. 14 FRONTS 50 FEET ON THE WESTERLY SIDE OF MUSIC SQUARE EAST, FORMERLY 16TH AVENUE SOUTH OR BELMONT OR BELLEMAIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID CREED, JR. BY DEED FROM DEL/DANE III LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202110290145441, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 1, Page 69, in the Register's Office of Davidson County.

3. Grant of Utility Easement from MCA Records, Inc. to The Metropolitan Government of Nashville and Davidson County, of record in Book 4577, Page 603, in the Register's Office of Davidson County, Tennessee.

4. Rights of others in and to the 440 Alley contiguous to the property.

5. Set back lines, easements, rights of way, encroachments, boundary line disputes and other matters that would be disclosed by an accurate survey and inspection of the property.

37151067.2

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 01/29/2024

Bainbridge Dillion
Affiant Signature

Date: 01/29/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of January, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 01/29/2024

Notary's Seal

