Karen Johnson
Batch # 1128042
04/29/2024 09:50:25 AM
Fees: $28.00 Taxes: $2,419.58
Davidson County
DEEDWARRSP
5 pgs
20240429-0030786

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
CB4 Properties 365 West Main Street Hendersonville, TN 37075	Same	026-05-0-104.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty-Three Thousand Nine Hundred Forty and 00/100 Dollars ($653,940.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DANIEL M. GRIFFIN, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto CB4 PROPERTIES, a Tennessee general partnership ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "Subject Property").

The Subject Property is improved property known as 200 Rivergate Parkway, Goodlettsville, Davidson County, Tennessee 37072. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantor only, except for claims arising out of the matters set forth hereinabove.

IN WITNESS WHEREOF, Grantor has hereunto set his signature, this 16th day of April, 2024.

GRANTOR:

DANIEL M. GRIFFIN

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared DANIEL M. GRIFFIN, 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 foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 16 day of April, 2024.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Six Hundred Fifty-Three Thousand Nine Hundred Forty and 00/100 Dollars ($653,940.00).

AFFIANT

Sworn to and subscribed before me, this 16th day of April, 2024.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lots 8, 9 and 10, Block "I", on the Fourth Addition, Roscoe Place, as recorded in Plat Book 843, page 74, Davidson County, Tennessee and that portion of Frances Street Closed by City of Goodlettsville Ordinance No. 76-203, described according to a survey made by Donald R. Carver, Surveyor, dated July 3, 1977, as follows, to wit:

BEGINNING at a point in the northerly right-of-way of Two Mile Parkway; thence with a curving margin of said parkway, having a radius of 1195.92 and in a generally westerly direction 133.30 feet to a point; the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve and in a northwesterly direction 39.40 feet to a point in the easterly margin of Donald Avenue; thence with the said margin of said Avenue, N 2° 30' W 137.08 feet to a point; thence leaving Donald Avenue, N 88° 00' E, 150.00 feet to a point; said point being the northeasterly rear corner of Lot No. 10; thence with the easterly line of Lot No. 10, S 2° 30' E, 150.00 feet to the point of beginning.

BEING the same property conveyed to DANIEL M. GRIFFIN, by deed from GRADY L. BRYANT, of record as Instrument No. 20140905-0081449, dated August 21, 2014, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Matters shown on the Plan of record in Book 847, page 74, said Register's Office.

5. The rights and claims of parties in possession as tenants only.