SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1153975
07/03/2024 09:55:43 AM
Fees: $18.00 Taxes: $7,344.50
20240703-0050198

Davidson County
DEEDWARRSP
3 pgs

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,000,000.00~~ $1,985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JM-DI-24-4

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DREAMINC.	DREAMINC.	105-13-0-013.00
(NAME) 1111 12th Ave S	(NAME) 1111 12th Ave S	105-11-0-135.00 105-07-0-234.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	105-06-0-179.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OPERATION STAND DOWN TENNESSEE, A TENNESSEE CORPORATION,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DREAMINC., A TENNESSEE CORPORATION,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1:
Map/Parcel 105-13-0-013.00
1402 Ashwood Avenue

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Resubdivision of Part of Belmont Land Co. Subdivision of record in Plat Book 421, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Base Camp, Inc. by Deed from Henry G. Cisneros, Secretary of Housing and Urban and Development, of Washington, D.C. of record in Book 9822, Page 849, in the Register's Office for Davidson County, Tennessee, dated September 28, 1995 and recorded October 09, 1995.

Being a portion of the same property conveyed to Operation Stand Down, Inc. by Quitclaim Deed from Base Camp, Inc. of record in Instrument No. 20000925-0094814, in the Register's Office for Davidson County, Tennessee, dated September 25, 2000 and recorded on September 25, 2000. Operation Stand Down, Inc. is one and the same as Operation Stand Down Tennessee.

TRACT 2:
Map/Parcel 105-11-0-135.00
1814 Allison Place

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Resubdivision of Allison Subdivision of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Operation Stand Down Nashville, Inc. by Warranty Deed from Eve Carter and Laura Martin of record in Instrument No. 20040712-0082903, in the Register's Office for Davidson County, Tennessee, dated July 02, 2004 and recorded July 12, 2004. Operation Stand Down Nashville, Inc. is one and the same as Operation Stand Down Tennessee.

TRACT 3:
Map/Parcel 105-07-0-234.00
612 Hamilton Avenue

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of the W. D. Hamilton Subdivision of Block 8 of the Hamilton Lands of record in Plat Book 421, Page 56, 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. 7 fronts 50 feet on the northeasterly side of Hamilton Street and extends back 167.5 feet on the westerly line and 167.5 feet on the easterly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Base Camp, Inc. by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9822, Page 852, in the Register's Office for Davidson County, Tennessee., dated September 28, 1995 and recorded October 09, 1995.

Being a portion of the same property conveyed to Operation Stand Down, Inc. by Quitclaim Deed from Base Camp, Inc. of record in Instrument No. 20000925-0094814, in the Register's Office for Davidson County, Tennessee, dated September 25, 2000 and recorded on September 25, 2000. Operation Stand Down, Inc. is one and the same as Operation Stand Down Tennessee.

TRACT 4:
Map/Parcel 105-06-0-179.00
749 Lynwood Avenue

Land in Davidson County, Tennessee, being the easterly 7 feet of Lot No. 12 and the westerly 36 feet of Lot No. 13 on the Plan of Highland Garden Plan of Lots of record in Plat Book 57, Page 118, 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 part of Lot Nos. 12 and 13 front together 43 feet on the southerly side of Lynwood Avenue and run back between parallel lines 135.1 feet, more or less to an alley.

Being the same property conveyed to Operation Stand Down Nashville, Inc. by Warranty Deed from William B. Bass, Sara C. Bass and Wallace G. Cartwright of record in Instrument No. 20051021-0127079, in the Register's Office for Davidson County, Tennessee, dated October 20, 2005 and recorded on October 21, 2005. Operation Stand Down Nashville, Inc. is one and the same as Operation Stand Down Tennessee.

This conveyance is subject to:
- Taxes for the year 2024.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Dedication of Temporary Construction Easement of record in Instrument Number 20240508-0033879, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 56, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 118, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1402 Ashwood Avenue, Nashville, Tennessee 37212; 1814 Allison Place, Nashville, TN 37203; 612 Hamilton Avenue, Nashville, TN 37203; and 749 Lynwood Avenue, Nashville, TN 37203**.

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.

Witness my/our hand(s) this the 28 DAY OF JUNE, 2024.

Operation Stand Down Tennessee, a Tennessee Corporation

BY: Eden J Murrie
Eden Murrie
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EDEN MURRIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF EXECUTIVE OFFICER of OPERATION STAND DOWN TENNESSEE, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal this the 28 of June, 2024.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903