SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164729 DEEDWARRSP
08/01/2024 08:10:30 AM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20240801-0058198

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,600,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2024.

Notary Public

My Commission Expires: 5-3-2027

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Donovan Alexander Properties, LLC Attn: Tanisha Hall 704 Wesleywood Drive Nashville, TN 37205	Same as New Owner	082-15-0A-137.00

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, **JEFFREY C BRADFORD** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **DONOVAN ALEXANDER PROPERTIES, LLC,** a Tennessee limited liability company (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property located and known as **2115 Yeaman Place, Suite 210, Nashville, Davidson County, Tennessee 37206.**

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 31st day of July, 2024.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTOR:

JEFFREY C BRADFORD

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, **JEFFREY C BRADFORD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2024.

Notary Public

NANCY W. HABELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.06.2026

My Commission Expires: _____

4891-6072-9043, v. 3

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Office Unit No. 200, Parking Spaces 198, 200, 205, 206, 207 and 208, together with the appurtenant interest in the common elements of 5th and Main Condominium, a horizontal property regime established by Master Deed and Bylaws of record in Instrument No. 20060630-0078751, as amended in Instrument Nos. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731, Instrument No. 20200714-0076798, Instrument No. 202120526-0071635 and Instrument No. 20220823-0095272, Register's Office for Davidson County, Tennessee, said Unit being depicted on the 5th and Main Condominium attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to JEFFREY C. BRADFORD, by deed from VTH 5TH AND MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20130911-0096033, dated 09-09-2013, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2024, a lien not yet due and payable.
2. Restrictive Covenants contained in deeds of record in Book 3930, page 324 and Book 3953, page 115, said Register's Office.
3. Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, page 364, Book 10169, page 1 and Book 11625, page 241, said Register's Office.
4. Stormwater Detention Agreement of record in Instrument No. 20050623-0072082, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20050623-0072133 and Instrument No. 20050623-0072134, said Register's Office.
6. Restrictive Covenants in deed of record in Instrument No. 20060630-0078750, said Register's Office.
7. Master Deed and Bylaws of record in Instrument No. 20060630-0078751, as amended in Instrument Nos. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731, Instrument No. 20200714-0076798, Instrument No. 202120526-0071635 and Instrument No. 20220823-0095272, said Register's Office.
8. Attorney's Certificate of 5th and Main Condominium of record in Instrument No. 20060630-0078752, said Register's Office.
9. Subject to terms, conditions, covenants and agreements in deed of record in Instrument No. 20110304-0017580, said Register's Office.
10. Grant of Easements of record in Instrument No. 20130726-0077475, said Register's Office.
11. Grant of Utility Line easement of record in Instrument No. 20150130-0008966, said Register's Office.
12. Subject to a street or alley closing and any easement(s) retained in Ordinance No. 64-257, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
13. Rights of others in and to party walls.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2024.
Date

Affiant Signature

July 31, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of July, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY