WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-11-02

(AFFIX SEAL)

Instr:200002160015559 Page: 1 OF 2
REC'D FOR REC 02/16/2000 11:08:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1461.50

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Union Street Plaza, L.L.C.	NEW OWNER	Map 105-04 Parcel 387.00
(NAME)	(NAME)	
319 21st Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lineberry Properties, Inc., a Tennessee corporation., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO UNION STREET PLAZA, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Land in Davidson County, Tennessee, being Lot Nos. 13 and 15 on the Map of Old Fair Grounds Subdivision, of record in Book 21, Page 116, Register's Office for said County.

Said lots front together 100 feet on the southerly side of Trimble Street and run back between lines, 160 feet on the westerly line and 161.4 feet on the easterly line with the westerly margin of Lewis Street, formerly East Hill Street, to an alley measuring 116 feet thereon.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Old Fair Grounds Subdivision, of record in Book 21, Page 116, Register's Office for said County.

Said lot fronts 50 feet on the south side of Old Murfreesboro or Buchanan Mill Road and runs back between parallel lines 160 feet to an alley.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 9on the Map of Old Fair Grounds Subdivision, of record in Book 21, Page 116, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the south side of Trimble Street or Avenue and runs back between parallel lines 160 feet to an alley.

For source of title reference is hereby made to Instrument No. 2000 0202 0011060, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2000, a lien, but not yet due and payable.

All matters filed of record in Book 21, Page 116, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 43 Trimble Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of January, 2000.

Lineberry Properties, Inc.

By: _____
Dewey L. Lineberry, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Dewey L. Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Lineberry Properties, Inc. as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Mt. Juliet, Tennessee this 11th day of January, 2000.

Commission expires: 5-11-02

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY

_____
Notary Public