WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Shop Trust, LLC	The Shop Trust, LLC	118-1-127
(NAME)	(NAME)	118-1-128
2600 12th Avenue South	P. O. Box 150287	
(ADDRESS)	(ADDRESS)	118-1-129
Nashville, TN 37204	Nashville, TN 37215	
(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, **Frank H. Becker, Jr. and wife, Elizabethe D. Becker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Shop Trust, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of Land in the Seventeenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being all of Lot Nos. 124, 125 and 126 as shown on the Plan of Montrose Place as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee and being more particular described according to a survey prepared by H & H Land Surveying, Inc., dated February 18, 2004, Job Number 2004-077 and proceeding as follows:

BEGINNING at a point at the corner of an existing building on the easterly right-of-way line of 12th Avenue South (Granny White Pike), right-of-way width varies, at the intersection of the easterly right-of-way line of said 12th Avenue South and the southerly right-of-way line of Montrose Avenue, a 50-foot right-of-way; thence,

With the southerly right-of-way line of Montrose Avenue, South 84 degrees 42 Minutes 00 Seconds East, 182.50 feet to an iron rod (new) at the Northwesterly property corner of Lot No. 127 as shown on the aforesaid Plan of Montrose Place; thence,

Leaving said right-of-way line and with the Westerly property line of said Lot No. 127, South 04 Degrees 06 Minutes 39 Seconds West, 151.54 feet to an iron rod (new) in the Northerly margin of Alley No. 958, a 15-foot wide alley; thence,

With the Northerly margin of Alley No. 958, north 83 Degrees 03 Minutes 18 Seconds West, 198.14 feet to an iron rod (new) on the Easterly right-of-way line of the aforementioned 12th Avenue South; thence,

With said Easterly right-of-way line, North 10 Degrees 09 Minutes 58 Seconds East, 146.35 feet to the point of beginning and containing 28,301 Square Feet or 0.650 acres, more or less, as calculated by the above courses and distances.

BEING the same property conveyed to Frank H. Becker, Jr. and wife, Elizabethe D. Becker by deed from Frank H. Becker of record in Book 11327, Page 426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 03/30/04 09:05 2pgs
Fees:13.00 Taxes:2608.50

20040330-0035246

unimproved ☐

This is improved ☒ property, known as **2600 12th Avenue South; 1113 Montrose Avenue and 1115 Montrose Avenue, Nashville, TN 37204**

(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 my hand this 26th day of March, 2004.

Frank H. Becker, Jr.

Elizabethe D. Becker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank H. Becker, Jr. and wife, Elizabethe D. Becker , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2004.

Commission expires:

Notary Public



Jill Connors
My Commission Expires
November 27, 2004