WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,128.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008

(AFFIX SEAL)

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gertmantown ~~Properties~~Partners ~~XXXXXX~~, LLC	Gertmantown ~~Properties~~Partners ~~XXXXX~~, LLC	082-09-0-070.00 & 082-09-0-071.00
(NAME)	(NAME)	
1315 Adams Street, Suite 100	1317&1319 5th Ave. N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Richard Manson and Sadie G. Johnson and Ruth E. Johnson, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gertmantown ~~Properties~~*Partners ~~XXXXXX~~, LLC, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1317&1319 5th Ave. N, Nashville, TN 37208

(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.

This is not the pricncipal residence of the grantors.

Witness our hands this 23rd day of November, 2004.

Ruth E. Johnson, Trustee

Ruth E. Johnson, Trustee

Richard Manson

Sadie G. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard Manson* Sadie G. Johnson* Ruth E. Johnson, Trustee 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 and official seal at Nashville, Tennessee this 23rd day of November, 2004.

Commission expires: May 24, 2008

Notary Public

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires MAY 24, 2008

Davidson County DEEDWARR
Recvd: 11/23/04 14:59 2pgs
Fees:13.00 Taxes:929.17

20041123-0140518

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Plan of The Homestead Addition Estate of D.T. McGavock as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Richard Manson and Sadie G. Johnson and Ruth E. Johnson, Trustee under the Last Will and Testament of Paul Alfred Johnson, Deceased, by deed from Mid South Materials Co., executed on 6/29/99 and filed for record on 7/2/99, in Book 11556, page 842, and re-recorded in Book 11738, page 712, Register's Office for Davidson County, Tennessee.