WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/06 10:12 2 pg
Fees:13.00 Taxes:1221.00

20061019-0129772

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Ann W. Stroud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2006.

Brenda Rhodes
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Exp. 10/20/2008

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060363

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M&M Holdings LLC	Same	091-00-0 042.00
(NAME)	(NAME)	
1410 51st Ave. No.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209		
(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, **Domingo A. Carletello and Donnie Thompson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M&M Holdings LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Being part of Blocks "A", "B", and "C" of Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a map made by John Wilkes Civil Engineer, April 15, 1927, as follows:

Beginning at an iron pin in the easterly margin of 51st Avenue, North, formerly 10th Street, at the Northwest corner of a tract of land conveyed to Nashville Warehouse and Elevator Corporation by J. H. Hale & Sons by deed of record in Book 777, page 155, running thence easterly with the northerly line of said tract as follows: East 72.5 feet to a point 8 feet north of the center of Tract No. 13; thence parallel with Tract No. 13 and 8 feet distant from the center thereof 420.5 feet to an iron pin, 6 feet westwardly from the Shed of Elevator "B"; thence at right angles northwardly 4-1/2 feet to an iron pin; thence easterly and parallel with the Shed of Elevator "B" 97.5 feet to an iron pin; thence at right angles southwardly 4-1/2 feet to an iron pin situated 8 feet northwardly from center line of Tract No. 13; thence eastwardly and parallel with said Tract 244 feet to an iron pin; thence parallel with the end of Warehouse and 10 feet therefrom, northwardly 61.7 feet to an iron pin; thence eastwardly and parallel to Tract No. 8, and 8 feet from the center thereof, 83 feet to an iron pin; thence on a curve and parallel to said Tract 112.9 feet to an iron pin; thence westwardly crossing said Tract No. 8 and then running parallel thereto, 637.7 feet to an iron pin, to northeast corner of triangular strip of land conveyed to J. Briggs McLamore and wife to Nashville, Chattanooga & St. Louis Railway by deed in Book 342,page 442, Register's Office for Davidson County, Tennessee; thence southerly with the east line of said triangular strip 16 feet; thence westerly with the south line of said strip 189 feet to an iron pin in the right of way line of the N.C. & St. L. Ry.; thence in the westerly direction 228-1/2 feet to an iron pin in the easterly margin of 41st Avenue, North; thence south with the east margin of said Avenue south 5 degrees 30 minutes west 204.6 feet to the beginning.

TRACT NO. 2

A tract of land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, being part of Blocks "A", "B" and "C" of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, described more particularly as follows:

Beginning at an iron pin the easterly margin of 51st Avenue, North 371.3 feet northerly from the southerly margin of Louisiana Avenue (which pin marks the intersection of said easterly margin of 51st Avenue, North and the present common boundary line between the properties of the Pillsbury Company (former name Pillsbury Mills, Inc.) and Continental Grain Company, said common boundary line being the southerly line of the properties of said The Pillsbury Company and the northerly line of the properties of said Continental Grain Company; thence, north 92 degrees, 21 feet east along said boundary line a distance of 72.5 feet to an iron pin 8 feet (measured perpendicularly) north of the center line of Louisville and Nashville Railroad Company Tract No. 10 (formerly Tract No. 13); thence, north 85 degrees 31' east along said common boundary line a distance of 352.6 feet to a hub; thence south 5 degrees 44' east, a distance of 20 feet to an iron pin located 8.5 feet (measured perpendicularly)north of the center line of the Louisville and Nashville Railroad Company Tract No. 11 (formerly Tract No. 14); thence south 85 degrees, 31' west and 8.5 feet (measured perpendicularly) north of the center line of said Tract No. 11 a distance of 425 feet to a hub at the point of intersection with the easterly margin of 51st Avenue, North, a distance of 16 feet to the point of beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion thereof described in the deed from Centennial Tape Corporation to William Ray Batey of record in Book 10462, page 445, as corrected in Book 10466, Page 852, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Domingo A. Carletello and Donnie Thompson by deed from Joe Gower of record in Instrument No. 20060504-0061977, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1410 51st Avenue North, Nashville, TN 37209

(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 GRANTEE. Its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTE, its successors 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 18th day of October, 2006.

Domingo A. Carletello

Donnie Thompson

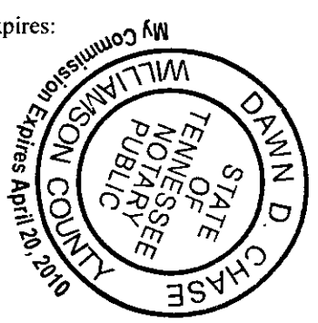
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Domingo A. Carletello and Donnie Thompson the bargainor (s), 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 Brentwood, Tennessee this 18th day of October, 2006.

Commission expires:



Notary Public

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027