File No. 270901053

2613

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/08 16:01 3 pgs
Fees:18.00 Taxes:4162.50
20080115-0004684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
135 2nd Avenue North, LLC	135 2nd Avenue North, LLC	09306205800
(NAME) ATTN: Ron McCulloch	(NAME) ATTN: Ron McCulloch	
1324 Weeping Cherry Lane	1324 Weeping Cherry Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Lois F. Elliott and husband, James C. Elliott,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **135 2nd Avenue North, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE(S), its SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years, a lien but not yet ascertainable, due or payable. Tennessee Conservation Easement as shown of record in Book 6210 and Page 51, and amended in Book 8139, page 36, said Register's Office; Assignment of Leases filed of record in Book 11639, page 508, said Register's Office; Right-of-Way for 2nd Avenue North, as much as therein may lie. Rights of others as tenants only, under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 135 2nd Avenue N., Nashville, TN 37201
(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(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness my/our hands this 15th day of January, 2008.

James C. Elliott

Lois F. Elliott

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 Lois F. Elliott and husband, James C. Elliott, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of January, 2008.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

File Number: 270901053

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

Land in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lot 29 on the plan of the Original Town of Nashville, not of record, and more particularly described as follows:

BEGINNING in the westerly right-of-way of 2nd Avenue North (36.66 feet from the centerline) at the southeast corner of an existing building also known a 135 2nd Avenue North, said building corner being northwesterly 348.70 feet along said right-of-way from its intersection with the northerly right-of-way of Broadway; Thence, leaving said right-of-way of 2nd Avenue North with the face of said building and the northerly boundary line of the 131 2nd Avenue, LLC property, of record as Instrument No. 20070523-0061635 in the Register's Office of Davidson County, Tennessee, South 60 degrees 44 minutes 39 seconds West 88.38 feet to the southwest corner of said building on easterly margin of Alley No. 11 (width varies); Thence, with said margin and the west face of said building, North 28 degrees 24 minutes 09 seconds West 43.69 feet to the northwest corner of said building; Thence, with the north face of said building and the southerly boundary line of the Margaret Ann Warner property, of record as Instrument No. 20051230-0156580 in said Register's Office, North 60 degrees 42 minutes 00 seconds East 87.54 feet to the northeast corner of said building on said westerly right-of-way of 2nd Avenue North. Thence, with said right-of-way, South 29 degrees 30 minutes 29 seconds East 43.73 feet to the BEGINNING containing 0.09 acre or 3844.6 square feet.

This is the same property described in Title Commitment File Number 07-11-13153 dated December 17, 2007.

Being the same property conveyed to Lois F. Elliott by Warranty Deed dated August 27, 1999 from 135 Second Avenue North, Inc. and filed of record in Book 11639, page 484, Register's Office for Davidson County, Tennessee.