WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/08 08:30 2 pg:
Fees:13.00 Taxes:740.00

20080415-0037880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 28 2010

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Holdings, LLC	Nashville Holdings, LLC	093-08-0-085
(NAME) 241 NE Winona Str.	(NAME) same as new	
(ADDRESS) Chatfield, MN 55923	(ADDRESS) owner	
(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, Ora Jean Pendleton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nashville Holdings, LLC, a Minnesota 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:

Being a tract of land lying in the First Civil District of Davidson County, Tennessee, with said tract of property being further described as follows:

Starting at an iron pin being located at the common southerly right of way margin of Crutcher Street and the westerly right of way margin of South Fifth Street and proceeding along said Crutcher Street right of way margin S 79° 43' W a distance of 135.00 feet to an iron pin, being the point of beginning; thence along a line S 18° 31 E a distance of 214.82 feet to an iron pin, thence along a line S 10° 51' 30" W a distance of 42.45 feet to an iron pin; thence along a line S 77° 09' 30" E a distance of 25.0 feet to an iron pin, thence along a line S 18° 25' 19" E a distance of 214.08 feet to an iron pin located in the northerly right of way margin of Davidson Street, thence along said right of way margin N 85° 24' W a distance of 223.95 feet to an iron pin being located in the easterly right of way margin of Interstate 40; thence with said right of way N 10° 07' 46" W a distance of 173.58 feet to a concrete monument, thence continuing along said margin along a line N 25° 38' 18" W a distance of 155.03 feet to an iron pin, thence continuing along said margin along a line N 6° 57' 08" E a distance of 98.01 feet to an iron pin located in the southerly right of way margin of Crutcher Street, thence along said margin along a line N 79° 43' E a distance of 158.55 feet to the point of beginning and containing 1.95 acres more or less.

INCLUDED but EXCLUDED from the above described:

That certain parcel deeded to Fred C. Martin and Glenn O. Garrett, of record as Book 5796, page 979, said Register's Office.

Being a portion of the same property devised to ORA JEAN PENDLETON, by the Will of E.M. Fleming, Sr., of record as Will Book 128, page 106, said Register's Office, and by deed from ERNEST MARVIN FLEMING, JR., of record as Book 5794, page 654, dated September 11, 1981, said Register's Office. Further reference to deed of record as Book 7365, page 886 and re-recorded as Book 7513, page 265, said Register's Office.

This conveyance is subject to: 2008 county taxes, a lien, but not yet due and payable; all matters appearing on the Plan of record in Book 57, page 154, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 490 Crutcher Street, Nashville, TN

(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 10th day of April, 2008.

Ora Jean Pendleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Pendleton, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Ora Jean Pendleton, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Ora Jean Pendleton.

Witness my hand and official seal at office, this 10th day of April, 2008.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAR. 20, 2010