WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18557

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/22/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
218 LLC	218 LLC	093-02-3-176.00
(NAME)	(NAME)	
213 Printers Alley	218 3rd Avenue N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(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, **Garner Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **218 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:

Land in Davidson County, Tennessee, being a part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record, described as follows:
Beginning at the southeast corner of Third Avenue North and Bank Alley; thence with the easterly margin of Third Avenue North, southwardly 39.4 feet, more or less, to the northwest corner of the property conveyed to C. M. Hunt, Trustee, by deed from Oscar F. Noel, *et.al*, Trustee, of record in Book 700, page 214, Register's Office for said County; thence with said Hunt's northerly line "eastwardly 108' 3", more or less, to the westerly margin of an alley, thence with said alley northwardly 39.4 feet, more or less, to the southerly margin of Bank Alley; thence with the southerly margin of Bank Alley, westerly 108' 3", more or less, to the beginning.

Being the same property conveyed to Garner Investments, LLC, a Tennessee limited liability company by Quit Claim Deed dated 12/14/2007 from Riverbirch Nashville LLC of record in Instrument 200712170144350, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Right of Way for Bank Alley lying within the premises;
Right of Way for 3rd Avenue lying within the premises;
Property Taxes for the year(s) 2014 and thereafter, a lien not yet due and payable;
All applicable zoning ordinances;
Utility, sewer and drainage easements;
Building Restrictions.

BILL GARRETT, Davidson County
Trans:T20140000208 DEEDWARR
Recvd: 01/02/14 12:01 2 pgs
Fees:13.00 Taxes:4773.00
20140102-0000271

unimproved ☐

File No.: 01288-18557
SMG TN Warranty Deed

This is improved ☑ property, known as 218 3rd 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.

Witness my hand this 20th day of December, 2013.

Garner Investments, LLC

By:
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robbie Mason, with whom I am personally acquainted, and who proved himself to be the Authorized Agent of Garner Investments, LLC, a Tennessee limited liability company, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and sea this 20 day of December, 2013.

Notary Public

My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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