This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1299**

BILL GARRETT, Davidson County
Trans:T20150029009 DEEDWARRSP
Recvd: 04/17/15 10:41 5 pgs
Fees:28.00 Taxes:2812.00
20150417-0034166

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **4/15/2015**, by and between **East Nashville Cooperative Ministry, Inc., a Tennessee Not For Profit Corporation,** (the "Grantor") of the first part, and **MG Street Holdings, LLC., a Tennessee Limited Liability Company,** (the "Grantee") party of the second part,

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor, has bargained and sold, and by these presents transfers and conveys to Grantee, Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property described as 805 and 807 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

Parcel ID # **08212002600 & 08212002700**

☒ **Improved 805 & 807 Main Street, Nashville, TN 37206**
☐ Unimproved property located at:

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 15th day of April, 2015.

GRANTOR:

EAST NASHVILLE COOPERATIVE MINISTRY, INC.

By: Dustin A Welch

Name: Dustin A. Welch

Title: President of the Board

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Rebecca T. Garland, a Notary Public within and for said State and County, duly commissioned and qualified, Dustin A Welch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the President of EAST NASHVILLE COOPERATIVE MINISTRY, INC., a Tennessee non-profit corporation, the within named bargainor, and that he/she as such President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by him/herself as such President.

Witness my hand seal at office this 15 day of April, 2015.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **MG Street Holdings, LLC., a Tennessee Limited Liability Company**

and Address: **805 & 807 Main Street, Nashville, TN 37206**

Mail tax bills to: 2515 Nolensville Pike, Nashville, TN 37211

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$760,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of April, 2015..

Notary Public

My Commission Expires: _____

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

SCHEDULE 1

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot Nos. 3 & 4 on the Plan of Neill S. Brown's First Addition, of record in Book 57, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 3 & 4 adjoin and front together 100 feet on the North side of Gallatin Avenue or Main Street and run back between parallel lines 170 feet to an alley.

INCLUDED in the above description but expressly excluded therefrom is that portion of the property acquired by comdemnation proceedings conveyed to the Nashville Housing Authority by deed from Alfred G. Rutherford, Clerk of the Circuit Court of record in Book 4099, Page 458, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point, said point being on the northerly margin of Main Street and being the most southerly margin of said property; thence, with the northerly margin of Main Street in an easterly direction a distance of 100 feet, more or less, to the easterly margin of said property; thence, with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence, with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street a distance of 100 feet, more or less, to the westerly margin of said property; thence, with said westerly margin in a southerly direction a distance of 10 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to EAST NASHVILLE COOPERATIVE MINISTRY, INC., A TENNESSEE NOT FOR PROFIT CORPORATION, by deed from RONALD LEE SMITH, of record in Book 9916, page 364, dated January 9, 1996, said Register's Office.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2015 and subsequent years, not yet due and payable.