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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150046252 DEEDWARR
Recvd: 06/11/15 11:03 2 pgs
Fees:13.00 Taxes:5106.00
20150611-0055335

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fat Bottom Brewing Inc.	Fat Bottom Brewing Inc.	09112001600
(NAME)	(NAME)	
800 - 44th Avenue North	800 - 44th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Toni J. Rothfuss,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fat Bottom Brewing Inc.,** 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:

TRACT I

Beginning at an iron pin on the easterly margin of 44th Avenue North at a point on the centerline of Indiana Avenue extended; thence with the easterly margin of 44th Avenue North, N 19 deg. 30' E, a distance of 155.8 feet to an iron pin at the southwesterly comer of Parcel 16.1; thence with the southerly line of Parcel 16.1, S 70 deg. 51' E, a distance of 243.2 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad, southerly and being 100 feet from and parallel to the centerline of the main tract of the L & N Railroad; with a curve to the left (radius of 1460.86 feet) a distance of 159.78 feet, said curve having a chord bearing and distance of S 9 deg. 34' W, a distance of 159.7 feet; thence N 70 deg. 30' W, a distance of 270.7 feet to the point of beginning, and containing 0.92 acres.

TRACT II

Beginning at an iron pin on the easterly margin of 44th Avenue North at a point being N 19 deg. 30' E, a distance of 155.8 feet from the centerline of Indiana Avenue projected; thence with the easterly margin of 44th Avenue North, N 19 deg. 30' E, a distance of 219.2 feet to an iron pin; thence S 70 deg. 30' E, a distance of 235.0 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad and being 100 feet from and parallel to the centerline of the Main track, S 18 deg. 49' W, a distance of 112.7 feet; thence continuing with said right-of-way with a curve southeasterly (radius of 983.68) a distance of 105.30 feet and having a chord bearing and distance of S 15 deg. 45' W, a distance of 105.25 feet to the northeasterly corner of Parcel No. 16, thence, with the northerly line of Parcel No. 16, N 70 deg. 51' W, a distance of 243.2 feet to the point of beginning, and containing 1.19 acres.

INCLUDED WITHIN THE ABOVE DESCRIPTION is Lot 4 on the plan of Key Subdivision of record in Plat Book 6900, Page 727, said Register's Office.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is Lot 3 on the plan of Key Subdivision of record in Plat Book 6900, Page 727, said Register's Office.

Being the same property conveyed to Toni J. Rothfuss by deed from Chuck Ryan, a single person and filed of record in Instrument Number 20140609-0049995 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 800 - 44th 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 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/our hands this 9th day of June, 2015.

Toni J. Rothfuss

State of Tennessee
County of Davidson

Personally appeared before me Toni J. Rothfuss, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2015.

Notary Public / Dyke Tatum
My Commission Expires: May 08, 0017

File No.: 15-Pat

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN