WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053941 DEEDWARR
Recvd: 07/06/15 10:01 2 pgs
Fees:13.00 Taxes:1143.30
20150706-0064730

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
949 Main, LLC, a Tennessee limited liability company	949 Main, LLC, a Tennessee limited liability company	71-14-38 71-14-35
(NAME) 153 Davidson Road	(NAME) 153 Davidson Road	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151002

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, STEVEN KIRBY AND WIFE, KELLY KIRBY**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **949 MAIN, LLC, A TENNESSEE 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. :

Tract 1:

Certain real property situated in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4, on the plan of Henry Gibson Lands, which is of record in Minute Book "U", Page 147, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

BEGINNING on the Westerly margin of Brick Church Pike at the Southeast corner of the property conveyed to J. R. Brawley and wife, by deed from Elizabeth Watson, of record in Book 1308, Page 603, Register's Office for Davidson County, Tennessee; thence with Brawley's Southerly line Westwardly 177 feet, more or less, to their Southwest corner; thence Southwardly 37 feet 7 inches to the Northwest corner of the property conveyed to W. H. Pilkerton and wife, by deed from P. T. Gibson and wife, of record in Book 838, Page 216, Register's Office for Davidson County, Tennessee; thence with Pilkerton's Northerly line Eastwardly 177 feet, more or less, to the westerly margin of said pike, Northwardly 41 feet 8 inches to the BEGINNING.

Being a portion of the same property conveyed to Steven Kirby and wife, Kelly Kirby by Warranty Deed from Calvin L. Tate, a married man, dated May 22, 2008 and filed of record in Instrument No. 20080523-0052996, Register's Office for Davidson County, Tennessee.

Subject to an Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081028-0107402, Register's Office for said County.

Subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20081028-0107420, Register's Office for said County.

Tract 2:

Certain real property situated in Davidson County, Tennessee, being parts of Lots Nos. 5 and 6, on the plan of Henry Gibson Lands, and described as follows, to-wit:

BEGINNING on the Westerly margin of Brick Church Pike 3 2/3 feet northerly from the northeast corner of said lot 5 and the southeast corner of said lot 6; being the northeast corner of part of said lot 6 conveyed to Mrs. Addie Paschel and husband, to Dr. T. G. Elliston; thence westerly with said Paschel's south line 177 feet more or less, to the southwest corner of a part of said lot 5 conveyed by said Elliston and wife to Mrs. Addie Paschel, being 8 feet south from the northwest corner of said lot 5; thence with the west line of lot 5, southerly 48 ½ feet to the Southwest corner of a part of said lot 5 conveyed to Mrs. Mary H. Gibson and husband, to Loula M. Elliston by deed of record in Book 328, page 505, Register's Office for Davidson County, Tennessee; thence with Mrs. Mary Gibson's north line; easterly 177 feet more or less, to the westerly margin of said pike at the northeast corner of a part of said lot conveyed by said Elliston and wife, to Mrs. Mary H. Gibson by deed of record in said Book 328, Page 505; thence with the westerly margin of said pike, northerly 50 feet to the BEGINNING.

Being a portion of the same property conveyed to Steven J. Kirby and wife, Kelly Kirby by Warranty Deed from Charles H. Dreher and wife, Carolyn M. Dreher, dated May 22, 2008 and filed of record in Instrument No. 20080528-0054194, Register's Office for Davidson County, Tennessee.

Subject to a Restriction & Covenant Agreement of record in Deed Book 5998, Page 509, Register's Office for said County.

Steven Kirby and Steven J. Kirby being one and the same person.

Unimproved ☒

This is improved ☐ property, known as 1112 Brick Church Pike, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☐

This is improved ☒ property, known as 1118 Brick Church Pike, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of July, 2015

Steven Kirby

Kelly Kirby

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steven Kirby and Kelly Kirby, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY