WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055543 DEEDWARR
Recvd: 07/09/15 11:10 2 pgs
Fees:13.00 Taxes:4736.00
20150709-0066709

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-3-(illegible)

(AFFIX SEAL)

PATRICIA J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SILO CAPITAL LLC	SILO CAPITAL LLC	09100004100
(NAME)	(NAME)	
5016 Centennial Boulevard	5016 Centennial Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Nashville Discount Bldg Materials Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **SILO CAPITAL LLC**, hereinafter called the GRANTEE(S), their heirs 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, described as follows, to-wit:
Being a tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the southwest part of Block "C" on Plan No. 2 of West Nashville, Tennessee, as of record in Book 57, Page 172, Register's Office for said County, described according to a survey made by John Wilkes, Civil Engineer, February 18, 1928, as follows:
Beginning at an iron pin at the northeast corner of Centennial Boulevard and 51st Avenue, North, formerly 10th Street, running thence with the northerly margin of Centennial Boulevard with a 24 degree curve to the left along the arc of the circle 115.5 feet to an iron pin; thence continuing with the northerly margin of said Boulevard South 84-1/2 degrees East 66.5 feet to an iron pin; North 69 degrees 30 minutes East 129.8 feet to an iron pin; thence leaving said Boulevard 5 degrees 31 minutes West 152.8 feet to an iron pin; thence South 88-1/2 degrees West 296.5 feet to an iron pin in the easterly margin of 51st Avenue, North, thence with the easterly margin of said Avenue South 5 degrees 30 minutes East 150 feet to the beginning, containing 1.19 acres, more or less.

Being the same property conveyed to Nashville Discount Bldg Materials Inc. by Installment Deed dated 11/21/1979 from E. N. Hester and wife, Peggy Hester of record in Book 5535, Page 936, Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters as set forth per plat of record in Book 57, Page 172, said Register's Office; (2) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (3) Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways; and (4) Rights of others under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5016 Centennial Boulevard, 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 GRANTEE(S), their heirs 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), their heirs 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 29th day of June, 2015.

NASHVILLE DISCOUNT BUILDING MATERIALS INC.

Roy Mike Edwards
President

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Roy Mike Edwards 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 President of Nashville Discount Bldg Materials Inc. and that he/she/they as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as President.

WITNESS my hand and seal this 30th day of June, 2015.

Notary Public

My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

