WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059751 DEEDWARR
Recvd: 07/22/15 11:12 4 pgs
Fees:23.00 Taxes:3000.70
20150722-0071749

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $811,000.00.

Affiant

GREG FAIRBETTER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires NOV. 8, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
2603 Fessey Park, LLC	New Owner	118-03-0-084.00
(NAME)	(NAME)	
2603 Fessey Park Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **MAIN STAR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2603 FESSEY PARK, 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 NO. I

Being a tract of land lying in the 29th Councilmanic District of Davidson County, Tennessee, as surveyed by Southern Land and Associates, Inc., August 8, 1980 and more particularly described as follows:

Beginning at an iron pin in the west line of Fessey Park Road as shown on the master plan of the boundary survey for Ernest Buchi of Berry Hill Industrial Park as surveyed by Southern Land and Associates, Inc., August 26, 1975, said point being the Northeast corner of Tract "B" and the Southeast corner of the original Tract "C",

Thence North 3° 24' 47" West, 15.0 feet with the Westerly right of way of Fessey Park Road to the point of beginning of this tract;

Thence, leaving said Westerly Right of Way and parallel to the North line of Tract "B", South 86° 35' 13" West, 358.00 feet to an iron pin located in the Easterly right of way of the Louisville & Nashville Railroad;

Thence, with said Right of Way as follows, North 23° 42' 23" East, 44.76 feet to an iron pin;

Thence North 29° 39' 00" East, 72.30 feet to an iron pin;

Thence North 37° 33' 52" East, 84.76 feet to an iron pin;

Thence North 44° 01' 00" East, 89.65 feet to an iron pin;

Thence North 45° 26' 40" East, 137.50 feet to an iron pin;

Thence leaving the said Easterly right of way of Louisville & Nashville Road along a line parallel to the Westerly line of Fessey Park Road South 03° 24' 47" East, 300.53 feet to an iron pin;

Thence North 86° 35' 13" East, 73.00 feet to an iron pin in the Westerly Right of Way of Fessey Park Road;

Thence with the said Westerly Right of Way South 03° 24' 47" East, 15.00 feet to the beginning.

The above described tract contains 1.20 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING WHICH ACCORDING TO SURVEY OF GALYON W. NORTHCUTT, TN RLS #1529 SAID PROPERTY ENCROACHES ONTO THE 50' R.O.W. OF THE NASHVILLE & EASTERN RAILROAD.

Property is located near Fessey Park Road (70' R.O.W.) approximately 195' north of the intersection of the eastern margins of the CSX Railroad and the Nashville & Eastern Railroad right of ways, and bounded on the north and west by the right of way of the Nashville & Eastern Railroad and generally on the south and east by property belonging to Rita McNamee Smith of record in Deed Book 5644, page 588, and more specifically described as follows:

Commencing on an iron pin, the southwest corner of the Smith Property and the northwest corner of the Commerce Union Bank, Trust Property thence North 12° 07' 40" East, 18.08 feet to the point of beginning of the herein described tract, being a point on the eastern margin of the Nashville & Eastern Railroad, thence leaving the margin of said right of way and encroaching into said right of way North 12° 07' 40" East, 47.97 feet to a point at the oblique corner of a building; thence North 14° 22' 47" East, 53.38 feet to a building corner; thence with a fence North 41° 10' 55" East, 185.25 feet to a corner fence post; thence with the fence South 3° 37' 29" East, 33.16 feet to a point on the east margin of the said railroad right of way; thence with said right of way around a compound curve to the left with the first radius being 758.97 feet and the first arc distance being 226.79 feet to a point; thence continuing around the second curve to the left with the second radius of 560.30 feet, and the second arc distance of 26.84 feet to the point of beginning and containing 5,307.54 square feet or 0.122 acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS #1529.

Being the same property conveyed to MAIN STAR INVESTMENTS, LLC, by deed from RAY VETTER AND WIFE, NANCY VETTER of record as Instrument No. 20070129-0011579, dated January 18, 2007, said Register's Office.

TRACT NO. II

Property is located near Fessey Park Road (70' R.O.W.) approximately 195' north of the intersection of the eastern margins of the CSX Railroad and the Nashville & Eastern Railroad right of ways, and bounded on the north and west by the right of way of the Nashville & Eastern Railroad and generally on the south and east by property belonging to Rita McNamee Smith of record in Deed Book 5644, page 588, and more specifically described as follows:

Commencing on an iron pin, the southwest corner of the Smith Property and the northwest corner of the Commerce Union Bank, Trust Property thence North 12° 07' 40" East, 18.08 feet to the point of beginning of the herein described tract, being a point on the eastern margin of the Nashville & Eastern Railroad, thence leaving the margin of said right of way and encroaching into said right of way North 12° 07' 40" East, 47.97 feet to a point at the oblique corner of a building; thence North 14° 22' 47" East, 53.38 feet to a building corner; thence with a fence North 41° 10' 55" East, 185.25 feet to a corner fence post; thence with the fence South 3° 37' 29" East, 33.16 feet to a point on the east margin of the said railroad right of way; thence with said right of way around a compound curve to the left with the first radius being 758.97 feet and the first arc distance being 226.79 feet to a point; thence continuing around the second curve to the left with the second radius of 560.30 feet, and the second arc distance of 26.84 feet to the point of beginning and containing 5,307.54 square feet or 0.122 acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS #1529.

Being the same property conveyed to MAIN STAR INVESTMENTS, LLC, by deed from RAY VETTER AND WIFE, NANCY VETTER of record as Instrument No. 20150714-0068465, dated July 14, 2015, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	2603 Fessey Park Road		Nashville, TN 37204		
		(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 our hands this 14 day of July, 2015.

Main Star Investments, LLC

By: _____
Lynn Vantrease, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lynn Vantrease, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member, of Main Star Investments, LLC, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of July, 2015.

_____
Notary Public

My Commission Expires:

Main Star Investments, LLC

By: _____
Ronald Young, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Young, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Main Star Investments, LLC, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2015.

Janet L Sory
Notary Public

My Commission Expires:
January 9, 2016

JANET L. SORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016