This instrument prepared by
and after recording return to:
Jay H. Smith
Attorney at Law
414 Union Street, Suite 1205
Nashville, Tennessee 37219
(877)551-3008

File No.: **NCS-762235-NAS**

Davidson County DEEDWARR
Recvd: 11/17/15 15:43 6 pgs
Fees:33.00 Taxes:4440.00
20151117-0116721

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th **day of November, 2015**, by and between **John L. Freund and Linda S. Freund**, party of the first part, and **Megalot, LLC**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **08309019300**
X Improved
Unimproved property located at: **974 and 978 Main Street, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

John L. Freund

Linda S. Freund

STATE OF **TN**

COUNTY OF **DAVIDSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John L. Freund and Linda S. Freund** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Seventeenth day of November, 2015.**

Notary Public

My Commission Expires: 5.8.18

WHITNEY YELDELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

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Owner's Name: **Megalot, LLC**

and Address: **525 4th Ave South**
Nashville, TN 37210

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Megalot, LLC
525 4th Ave South
Nashville, TN 37210

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 **$1,200,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventeenth day of November, 2015.**

Notary Public

My Commission Expires: 5.8.18

WHITNEY YELDELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

EXHIBIT "A"

TRACT ONE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 1 ON THE PLAN OF JANE A.M. DAVIS' ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN PLAN BOOK 1, PAGE 41, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF MAIN STREET AT THE CORNERS OF LOTS NO. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 170 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, EASTWARDLY 40 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO E. S. LEHNING AND WIFE, BY DEED FROM BEN T. BLANTON AND WIFE, OF RECORD IN BOOK 670, PAGE 395, SAID REGISTER'S OFFICE; THENCE WITH LEHNING'S WESTERLY LINE, NORTHWARDLY 170 FEET TO THE SOUTHERLY MARGIN OF MAIN STREET; THENCE WITH SAID STREET, WESTWARDLY 42 FEET, MORE OR LESS, TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED THEREFROM IS THAT TRACT DESCRIBED IN BOOK 4553, PAGE 401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. FREUND AND WIFE, LINDA S. FREUND BY DEED FROM JIM SIMMONS CO., INC. OF RECORD IN BOOK 9611, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT TWO:

BEING A PART OF LOT NO. 1 ON THE PLAN OF J.A.M. DAVIS' ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN PLAN BOOK 1, PAGE 41, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION CLEARVIEW AVENUE, FORMERLY LINDSLEY STREET, AND SOUTH TENTH, FORMERLY CHURCH STREET, RUNNING THENCE WESTWARDLY WITH THE SOUTH OR SOUTHERLY MARGIN OF CLEARVIEW AVENUE 51 1/2 FEET TO THE INTERSECTION OF CLEARVIEW AVENUE AND MAIN STREET, FORMERLY GALLATIN AVENUE; THENCE WESTERLY OR SOUTHWESTERLY, WITH THE SOUTHERLY MARGIN OF MAIN STREET, 51 FEET; THENCE SOUTHERLY 170 FEET TO THE NORTHERN MARGIN OF AN ALLEY; THENCE EASTERLY OR NORTHEASTERLY WITH THE NORTHERN MARGIN OF THE ALLEY, 44 FEET TO THE WESTERLY MARGIN OF SOUTH TENTH STREET; THENCE NORTHERLY WITH THE WESTERLY MARGIN OF SOUTH TENTH STREET, 155 FEET TO THE BEGINNING.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PARCEL WHICH HAS BEEN TAKEN BY THE NASHVILLE HOUSING AUTHORITY IN ITS' SUIT VERSUS ATLANTIC COMPANY, CASE NO. 80341, THIRD CIRCUIT COURT AT NASHVILLE, DAVIDSON COUNTY TENNESSEE.

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF MAIN STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID PROPERTY; THENCE ALONG A LINE IN A SOUTHERLY DIRECTION, A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN AN EASTERLY DIRECTION 10 FEET FROM AND PARALLEL TO THE SOUTHERLY MARGIN OF MAIN STREET A DISTANCE OF 51 FEET, MORE OR LESS, TO A POINT; THENCE CONTINUING ALONG A CURVE DESCRIBED BY A RADIUS OF 32.5 FEET, MORE OR LESS, IN A SOUTHERLY DIRECTION A DISTANCE OF 63 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF SOUTH TENTH STREET; THENCE ALONG THE WESTERLY MARGIN OF SOUTH TENTH STREET IN A NORTHERLY DIRECTION A DISTANCE OF 13 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERLY MARGIN OF CLEARVIEW AVENUE; THENCE ALONG THE SOUTHERLY MARGIN OF CLEARVIEW AVENUE IN A NORTHWESTERLY DIRECTION AT A DISTANCE OF 48.5 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERLY MARGIN OF MAIN STREET; THENCE ALONG THE SOUTHERLY MARGIN OF MAIN STREET IN A WESTERLY DIRECTION A DISTANCE OF 54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 788 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. FREUND AND WIFE, LINDA F. FREUND BY DEED FROM CHARLES CAPUTO AND ELISEO CAPUTO OF RECORD IN BOOK 10045, PAGE 188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

