WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara Carter, Music City Title & Escrow, LLC, 525 4th Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Megalot, LLC 525 4th Ave. S. Nashville, Tennessee 37210	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 82-09-0-201

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

JAMES HALE BEARDEN, a single man

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

MEGALOT, LLC

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177 feet, ore or less, to an alley.

Being the same property conveyed to James Bearden and wife, Julia Bearden, by warranty deed from William B. Lawrence, Harry E. Lawrence and Frederick S. Lawrence of record in Instrument No.: 20110531-0041308, said Register's Office. Further being the same property conveyed to James Hale Bearden by quitclaim deed from Julia Florence Bearden of record in Instrument No.: 20140508-0039531, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on an applicable plat of record.

This is improved property known as **1321 3rd Avenue North, Nashville, Tennessee 37208.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 24th day of November, 2015.

JAMES HALE BEARDEN

BILL GARRETT, Davidson County
Trans:T20150100804 DEEDWARR
Recvd: 11/30/15 09:12 2 pgs
Fees:13.00 Taxes:1387.50
20151130-0120135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES HALE BEARDEN,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 24th day of November, 2015.



NOTARY PUBLIC
My Commission Expires: 5/6/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $375,000.00.

AFFIANT

Sworn to and subscribed to before me this 24th day of November, 2015.



NOTARY PUBLIC
My Commission Expires: 5/6/19