BILL GARRETT, Davidson County
Trans: T20160037339 DEEDWARR
Recvd: 05/05/16 09:40 2 pgs
Fees: 13.00 Taxes: 2997.00

20160505-0044421

WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

State of Tennessee)
County of Davidson)

10-04-019

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of April, 2016

Jennifer Crowell
Notary Public

My Commission Expires: ~~07/02/18~~ 2/24/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
8NA, LLC (NAME)	" NEW OWNER " (NAME)	105-6
8110 Isabella Lane, Ste 200 (ADDRESS)	8110 Isabella Lane Ste 200 (ADDRESS)	196.00 & 197.00
Brentwood TN 37027 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **IVAN ADLER AND WIFE, GENA ADLER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **8NA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: BEING also known as 1600 8Th Avenue South Nashville, TN 37203-5009.

LAND in Davidson County, Tennessee, being the West part of Lot No. 4 on the Plan of Mrs Matilda Alloway's Subdivision of Lot 5 Horton Plan of record in Plat Book 161, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID part of said lot fronts 50 feet on the East side of 8th Avenue South and runs back between lines 98 feet on the South line 97.4 feet on the North line along the South margin of Alloway Street to two iron pins of which is 82 feet West of an alley.Being the same property conveyed to Kyong Chul Kim, Trustee by Quitclaim deed from Eun S. Gabelman of record in Book 7027, page 339, Register's Office for Davidson County, Tennessee.

TRACT II: BEING also known as 767 Alloway Street Nashville, TN 37203.

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 4 on the Map of Matilda Alloway's Plan of Lots, as of record in Book 161, page 143, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Alloway Street at the northeast corner of a part of Lot No. 4 conveyed to Milojko Jankovic and wife, of record in Book 2539, page 228, said Register's Office; thence with the southerly margin of said Street eastwardly 82 feet, more or less, to an alley; thence with the westerly margin of said alley southwardly 50 feet to the northeast corner of Lot No. 5 on said plan; thence with the line between said Lot Nos. 4 and 5 westwardly 82 feet, more or less, to the southeast corner of said Jankovic lot; thence with Jankovic's eastern boundary line, northwardly 50 feet to the beginning.

Being a portion of the same property conveyed to IVAN ADLER AND WIFE, GENA ADLER, by Deed from JONATHAN GABELMAN, of record in Instrument No. _____, recorded simultaneously herewith in Register's Office for Davidson County, Tennessee.

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THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **1600 8th Avenue S. & 767 Alloway Street, Nashville, TN, 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 28th day of April, 2016.

IVAN ADLER

GENA ADLER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **IVAN ADLER AND WIFE, GENA ADLER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2016.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY