BILL GARRETT, Davidson County
Trans:T20160040650 DEEDWARR
Recvd: 05/16/16 11:38 2 pgs
Fees:13.00 Taxes:8140.00
20160516-0048514

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
La Batalla Holdings, LLC
358 White Bridge Pike
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 W. Main Street
Lebanon, TN 37087

MAP	**91**
GROUP	**14**
PARCEL	**179**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr. and wife, Patricia Nelson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **La Batalla Holdings, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a concrete monument at the intersection of the westerly margin of Orlando Avenue and the northerly margin of Lenox Avenue; thence with the northerly margin of Lenox Avenue, South 68 degrees 38' 19" West, 119.17 feet to a concrete monument; thence leaving Lenox Avenue North 20 degrees 26' 55" West, 158.43 feet to a point in the centerline of an alley closed by metro Ordinance No. 84-264; thence South 68 degrees 35' 28" West, 112.61 feet to an iron pin in the easterly margin of White Bridge Road; thence with the easterly margin of White Bridge Road with a curve to the left having an angle of 0 degrees 12' 33" and a radius of 5775.58 feet, a distance of 21.10 feet; thence continuing with the easterly margin of White Bridge Road North 5 degrees 01' 00" West, 102.50 feet to an iron pin in the southerly margin of Alley No. 1524; thence with the southerly margin of Alley No. 1524 North 68 degrees 38' 59" East, 198.92 feet to an iron spike in the westerly margin of Orlando Avenue; thence with the westerly margin of Orlando Avenue south 20 degrees 26' 12" East, 276.91 feet to the POINT OF BEGINNING.

Being the same property conveyed to Oscar Tivis Nelson, Jr. and wife, Patricia Nelson by Special Warranty Deed dated May 21, 2014, from Spiva-Hill White Bridge Partners, a Tennessee General Partnership, of record in Instrument #20140603-0047876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **358 White Bridge Pike, Nashville, Tennessee 37209.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its 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 OUR HANDS, this the **9th** day of **May, 2016.**

Oscar Tivis Nelson Jr.
Oscar Tivis Nelson, Jr.

By: Clarence Sutherland
Clarence Sutherland, as attorney-in-fact

Patricia Nelson
Patricia Nelson

By: Clarence Sutherland
Clarence Sutherland, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Clarence Sutherland**, as attorney-in-fact for **Oscar Tivis Nelson, Jr. and Patricia Nelson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Oscar Tivis Nelson, Jr. and Patricia Nelson**, the within named bargainors, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said **Oscar Tivis Nelson, Jr. and Patricia Nelson**, and recorded simultaneously herewith in Instrument # 20160516-0048511, and in Instrument # 20160516-0048512, respectively, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 9th day of May, 2016.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $2,200,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of May, 2016.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/29/19