BILL GARRETT, Davidson County
Trans:T20160040839 DEEDWARR
Recvd: 05/16/16 14:41 3 pgs
Fees:18.00 Taxes:5550.00
20160516-0048745

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 13rd day of May, 2016.

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 5-30-17

16-0126

Address of New Owner:	Send Tax Bills to:	Tax Information:
Silo Capital LLC	New Owner	091-00-0
4025 Wallace Lane		09100004200
Nashville, TN 37215-2307		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **M & M Holdings, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Silo Capital LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Being part of Blocks "A", "B", and "C" on Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, described according to a map made by John Wilkes Civil Engineer, April 15, 1927, as follows:

Beginning at an iron pin in the easterly margin of 51st Avenue, North, formerly 10th Street, at the northwest corner of a tract of land conveyed to Nashville Warehouse and Elevator Corporation by J. H. Hale & Sons by deed of record in Book 777, page 155; running thence Easterly with the northerly line of said tract as follows: East 72.5 feet to a point 8 feet North of the center of Tract No. 13; thence parallel with Tract No. 13 and 8 feet distant from the center thereof 420.5 feet to an iron pin, 6 feet Westwardly from the Shed of Elevator "B"; thence at right angles Northwardly 4-1/2 feet to an iron pin; thence Easterly and parallel with the Shed of Elevator "B" 97.5 feet to an iron pin; thence at right angles Southwardly 4-1/2 feet to an iron pin situated 8 feet Northwardly from center line of Tract No. 13; thence Eastwardly and parallel with said Tract 244 feet to an iron pin; thence parallel with the end of Warehouse and 10 feet therefrom, Northwardly 61.7 feet to an iron pin; thence Eastwardly and parallel to Tract No. 8, and 8 feet from the center thereof, 83 feet to an iron pin; thence on a curve and parallel to said tract, 112.9 feet to an iron pin; thence Westwardly crossing said Tract No. 8 and then running parallel thereto, 637.7 feet to an iron pin to northeast corner of triangular strip of land conveyed to J. Briggs McLamore and wife to Nashville, Chattanooga & St. Louis Railway by deed in Book 342, page 442, Register's Office for Davidson County, Tennessee; thence

Southerly with the east line of said triangular strip 16 feet; thence Westerly with the south line of said strip 189 feet to an iron pin in the right-of-way line of the N. C. & St. L. Ry.; thence in the westerly direction 228-1/2 feet to an iron pin in the easterly margin of 41st Avenue, North; thence South with the east margin of said avenue, South 5 degrees 30 minutes West 204.6 feet to the beginning.

TRACT NO. 2

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Blocks "A", "B", and "C" on Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, described more particularly as follows:

Beginning at an iron pin the easterly margin of 51st Avenue, North 371.3 feet Northerly from the southerly margin of Louisiana Avenue (which pin marks the intersection of said easterly margin of 51st Avenue North and the present common boundary line between the properties of the Pillsbury Company (former name Pillsbury Mills, Inc.) and Continental Grain Company, said common boundary line being the southerly line of the properties of said The Pillsbury Company and the northerly line of the properties of said Continental Grain Company; thence North 92 degrees, 21 feet East along said boundary line, a distance of 72.5 feet to an iron pin, 8 feet (measured perpendicularly) north of the center line of Louisville and Nashville Railroad Company Tract No. 10 (formerly Tract No. 13); thence North 85 degrees 31' East along said common boundary line, a distance of 352.6 feet to a hub; thence South 5 degrees 44' East, a distance of 20 feet to an iron pin located 8.5 feet (measured perpendicularly) north of the center line of the Louisville and Nashville Railroad Company Tract No. 11 (formerly Tract No. 14); thence South 85 degrees 31' West and 8.5 feet (measured perpendicularly) North of the center line of said Tract No. 11, a distance of 425 feet to a hub at the point of intersection with the easterly margin of 51st Avenue North, a distance of 16 feet to the point of beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion thereof described in the deed from Centennial Tape Corporation to William Ray Batey, of record in Book 10462, page 445, as corrected in Book 10466, page 852, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M&M Holdings, LLC by Warranty deed from Domingo A. Carletello and Donnie Thompson of record in Instrument No. 20061019-0129772 Register's Office for Davidson County, Tennessee, dated October 18, 2006 and recorded on October 19, 2006. (Value of consideration shown in aforementioned deed $330,000.00.)

Being also known as 1410 51st Ave North, Nashville, TN 37209.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1410 51st Ave North, Nashville, TN 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 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 13th day of May, 2016.

M & M Holdings, LLC, a Tennessee limited liability company

By: Patty Crow
Its: Member

By: Roger Crow
Its: Member

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 **Patty Crow and Roger Crow**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Members of M & M Holdings, LLC and that they are authorized by M & M Holdings, LLC to execute this instrument on its behalf by themselves as such members.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06/24/18