BILL GARRETT, Davidson County
Trans:T20160054108 DEEDWARR
Recvd: 06/24/16 13:26 3 pgs
Fees:18.00 Taxes:5920.00
20160624-0064751

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: September 10, 2018

(AFFIX SEAL)

VIRGINIA M. BOLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| L & D Hospitality, LLC, a Tennessee Limited Liability Company | Same as New Owner | 08104020800, 08104020700 |
| | (NAME) | |
| 520 Green Stone Lane | | 08104020600 & 08104020300 |
| (ADDRESS) | (ADDRESS) | |
| Mt. Juliet, TN 37122 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Arthur Steve Yokley, Sr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto L & D Hospitality, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE EXHIBIT 'A' FOR COMPLETE LEGAL DESCRIPTION

THIS CONVEYANCE IS SUBJECT TO THE 2016 TAX AND SUBSEQUENT YEARS.

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

unimproved ( X )
This is improved ( ) property, known as 400-404-405 Dominican Dr. & 2004 3rd Ave North, Nashville, TN 37243
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd day of June, 2016.

Arthur Steve Yokley, Sr.

## WARRANTY DEED
(Continued)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur S. Yokley, Sr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2016.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

EXHIBIT "A"

Tracts 1, 2 & 3
Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Dominican Drive and Interstate 265, being property conveyed to MetroCenter Holdings, Inc., by deeds of record in Book 8321, page 668 and Book 9632, pages 181 and 189, Register's Office for Davidson County, Tennessee, known as Parcels 206, 207 and208, on Metro Tax Map 81-4, and being more particularly described as follows:

Beginning at the point of intersection of the northerly right-of-way line of Interstate 265 and the easterly right-of-way line of Dominican Drive;

Thence, with said easterly right-of-way line with a curve to the left 332.33 feet to a point, said curve having a central angle of 35 degrees 07' 07", a radius of 542.20 feet, a tangent of 171.57 feet and a chord of N 62 degrees 31' 42" W, 327.15 feet;

Thence, leaving said right-of-way line with the southerly right-of-way line of Third Avenue North and the southerly line of property conveyed to James E. Brown and Peony P. Brown by Final Decree Confirming Sale of record in Instrument No. 20020110-0004073, Register's Office for Davidson County, Tennessee, N 45 degrees 18' 57" E, 243.04 feet to a point in the westerly line of Lot No. 1 as shown on the plan of Resubdivision of Lot 2 MetroCenter, Tract 10A and Tract 1 as of record in Book 7900, pages 848 and 849, Register's Office for Davidson County, Tennessee;

Thence, with said line S 44 degrees 13' 00" E, 301.90 feet to a point in the northerly right-of-way line of Interstate 265;

Thence, with said right-of-way line S 41 degrees 25' 56" W, 140.65 feet to the point of beginning.

Containing 53,477 square feet or 1.23 acres more or less.

Tract 4
Beginning at a point in the northeasterly margin of Third Avenue North, at a cross-mark in a rock wall, which point is 731.8 feet northwest of the south line of Lot 54 in said McGavock Plan; thence along the northeasterly margin of said avenue, North 48 deg. West, 43 feet to the corner of Lots "D" and "E"; thence with the line between said lots, North 42 deg., East, 174.5 feet to an iron pin which is 750.6 feet northwest of the south line of Lot 5 in said McGavock Plan; thence with the line between Lots "E" and "F", south 42 deg. West, 174.5 feet to the beginning.

BEING a portion of the same property conveyed to Arthur Steve Yokley, Sr., by Quit Claim Deed from UP, LLC, dated September 5, 2006, and of record by Instrument No. 20060905-0109291, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument No. 20060901-0108069.

This is UNIMPROVED property known as 400, 404, 405 Dominican Drive, Nashville, Tennessee 37243.

BEING a portion of the same property conveyed to Arthur S. Yokley, Sr., by Quit Claim Deed from James E. Brown and Peony P. Brown dated June 30, 2015 and of record by Instrument No. 20150630-0062907, as corrected by Deed of Correction of record by Instrument No. 20160303-0020357, Register's Office for Davidson County, Tennessee. Also see Final Decree Confirming Sale in Instrument No. 20020110-0004073.

This is UNIMPROVED property known as 2004 3rd Avenue North, Nashville, Tennessee 37243.