SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077427 DEEDWARRSP
Recvd: 09/02/16 15:16 3 pgs
Fees:18.00 Taxes:684.50
20160902-0092878

File No. 0002183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Legend Goods LLC	Legend Goods, LLC	061150224.00
(NAME)	(NAME)	
1115 Norvel Avenue	11001 W. 120th Ave., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Broomfield, CO 80021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Theodore Malkiewicz, John T. Malkiewicz, Diane Clark Ralph, Eugene E. Clark Jr., Michael Malkiewicz, Chad Malkiewicz, Jason Malkiewicz, Justin Malkiewicz and Tyler Malkiewicz, heirs under the Will of Patrick J. Moran, decesased, and Eugene E. Clark, Jr. and John T. Malkiewicz, Executors of the Estate of Patrick J. Moran,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Legend Goods, LLC, a Colorado limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR 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 Lot No. 14 on the Plan of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the Northerly side of Norvel Avenue and runs back 140 feet 9 inches on the Easterly line and 141 feet 10 inches on the Westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Patrick J. Moran by Quit Claim Deed from Frances Hardy Moran, Sara Agnes Moran Clark, Mary Margaret Malkewicz and Sue Moran Sells dated October 11, 1994 in Book 9499, Page 943, Davidson County's Register's Office. The said Patrick J. Moran having since died on June 1, 2015. Mr. Moran's will has been admitted for probate under Docket No. 16P-193, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Under Mr. Moran's will, he left his entire estate to his heirs in the following percentages: Eugene E. Clark (20%), Theodore Malkieicz, Jr. (20%), DIane Clark Ralph (20%), John T. Malkiewicz (20%), Michael Malkiewicz (4%), Chad Malkiewicz (4%), Justin Malkiewicz (4%), Jason Malkiewicz (4%) and Tyler Malkiewicz (4%).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1115 Norvel Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Grantor does hereby covenant with the Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this 30th day of August, 2016.

Chad Malkiewicz, heir

Theodore Malkiewicz, heir

Jason Malkiewicz, heir

John T. Malkiewicz, individually as heir and as Executor of the Estate of Patrick J. Moran

Justin Malkiewicz, heir

Diane Clark Ralph a.k.a. Margaret Diane Clark Ralph, heir

Tyler Malkiewicz, heir

Eugene E. Clark, Jr., individually as heir and as Executor of the Estate of Patrick J. Moran

Michael Malkiewicz, heir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chad Malkiewicz, John T. Malkiewicz, Eugene E. Clark, Jr., Tyler Malkiewicz and Michael Malkiewicz with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of August, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

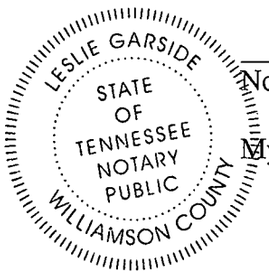
Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Diane Clark Ralph, Theodore Malkiewicz, Jason Malkiewicz, and Justin Malkiewicz, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of August, 2016.



Leslie Garside
Notary Public

My commission expires: 1/20/19

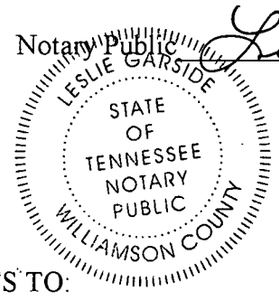
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John T. Malkiewicz and Eugene E. Clark, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Executors of the Estate of Patrick J. Moran, and that this instrument was executed on behalf of said Estate for the purposes therein contained by full power and authority granted in the Last Will and Testament of Patrick J. Moran entered and approved for Probate under Docket No. 16P-193, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Witness my hand and official seal this 29 day of August, 2016.

Notary Public Leslie Garside

My Commission Expires: 1/20/19



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206