BILL GARRETT, Davidson County
Trans:T20160083358 DEEDWARR
Recvd: 09/22/16 14:31 4 pgs
Fees:23.00 Taxes:9250.00
20160922-0100072

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Pedal Tavern, LLC	Pete Kootsikas	093 09 0 252.00
(NAME)	(NAME)	
5837 Sheridan Avenue South	5837 Sheridan Avenue South	
(ADDRESS)	(ADDRESS)	
Minneapolis, MN 55410	Minneapolis, MN 55410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **C. Leo Waters and Helen E. Walkers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nashville Pedal Tavern, 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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to all matters shown on Exhibit "B" attached hereto.

unimproved ☐

This is improved ☑ property, known as 1504 Demonbreun Street, Nashville, TN 37203

(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 my/our hands this 14 day of ~~August~~ September 2016.

C. Leo Waters

C. Leo Waters

Helen E. Walkers

Helen E. Walkers

State of Florida
County of Manatee

Personally appeared before me C. Leo Waters and Helen E. Walkers, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16 day of September, 2016

My Commission Expires: 10/3/18

Notary Public

E. MERCER
Notary Public - State of Florida
My Comm. Expires Oct 3, 2018
Commission # FF 129661

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee being the West half of Lot No. 183 and the easterly one-half of Lot No. 85 on the Plan of McNairy's West Nashville property, as of record in Book C, Page 136 and 137, and also in Minute Book 9, Pages 322 and 323, of the Chancery Court at Nashville, Tennessee and being more particularly described as follows:

Beginning at a pk nail set on the northerly right-of-way line of Demonbreun Street at a corner common with Lee A. Beaman, as of record in Deed Book 10779, Page 130, at the Register's Office for Davidson County, Tennessee, said pk nail being South 62 deg 32 min 55 sec West, 34.25 feet from the intersection of the northerly right-of-way line of Demonbreun Street and the westerly right-of-way line of 14th Avenue South;

Thence, with the Northerly right-of-way line of Demonbreun Street, South 62 deg 32 min 55 sec West, 100.00 feet to a pk nail set at a corner common with O.I.C. Rythem at Music Row a condominium, as of record in Deed Instrument No. 200707250088390, at said Register's Office;

Thence, leaving the northerly right-of-way line of Demonbreun Street with the easterly property line of O.I.C. Rythem at Music Row, North 27 deg 32 min 50 sec West. 166.00 feet to a pk nail set on the southerly right-of-way line of Alley No. 235;

Thence, with the southerly right-of-way line of Alley No. 235, North 62 deg 32 min 55 sec East, 100.00 feet to a pk nail set at a corner common with said Lee A. Beaman;

Thence, leaving the southerly right-of-way line of Alley No. 235 with the westerly property line of Lee A. Beaman, South 27 deg 32 min 50 sec East, 166.00 feet to the point of beginning, containing 16,600 square feet (0.38 acres more or less). The foregoing legal description is derived from the ALTA/NSPS Land Title Survey of 1504 Demonbreun Street by Cherry Land Surveying, Inc., R. Scot Cherry R.L.S. TN #1512, dated August 1, 2016, revised August 23, 2016 as Job# 16110 MHC.

Being the same property conveyed to conveyed to C. Leo Waters and Helen E. Walker, husband and wife, by Quitclaim Deed from Helen E. Walker, filed for record on December 22, 2008 in Instrument No. 20081222-0122147, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. For part of Lot 183, All matters appearing on the Plan of record in Minute Book "C", page 136 and 137, Chancery Court, Davidson County, TN.

2. Ordinance No. 098-1188, amendment No. approving Arts Center Redevelopment Plan, of record in Book 10965, page 404, said Register's Office.

3. Restrictions approved by Council Ordinance No. 099-1761, of record in Book 11625, page 252, said Register's Office.

4. Ordinance No. BL2002-1063 approving Amendment No. 2, of record as Instrument No. 20020715-0084598, said Register's Office.

5. Amendment No. 1 to Ordinance No. BL2013-377, of record as Instrument No. 20130903-0092714, said Register's Office.

6. Ordinance No. BL2009-436, of record as Instrument No. 20130903-0092715, said Register's office.

7. Ordinance No. BL2014-699, of record as Instrument No. 20140410-0030060, said Register's Office.

8. Slope Easement - Sell off to State of Tennessee, of record in Book 4315, page 602, said Register's Office.

9. Final Consent Judgment of Slope Easement in favor of State of Tennessee, of record in Book 4369, page 794, said Register's Office.