BILL GARRETT, Davidson County
Trans:T20160085851 DEEDWARR
Recvd: 09/29/16 15:27 4 pgs
Fees:23.00 Taxes:11100.00
20160929-0102941

This Instrument Prepared By:

Marshall L. Hix, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

| Address New Owner | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| **First-Citizens Bank & Trust Company**<br>**ATTN: SVP & A/D Manager**<br>**P.O. Box 27131**<br>**Mail Code DAC50**<br>**Raleigh, NC 27611-7131** | SAME | 104-08-0-0344.00 |

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rock-N-Row Express, LLC,** a Tennessee limited liability company (herein referred to as "Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **First-Citizens Bank & Trust Company,** a North Carolina corporation (herein referred to as "Grantee"), its successors and assigns forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Being land in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being located between Horton Avenue and Wedgewood Avenue and between 16th Avenue and Villa Place, being Lot No. 1 as shown on the subdivision plat of Jennings property of record in Book 5210, page 129, R.O.D.C., Tennessee, said property being described according to a survey prepared by Barge, Waggoner, Sumner and Cannon, Inc., project number 3632000, dated March 17, 2016, being more particularly described as follows:

BEGINNING at a concrete monument found on the easterly right-of-way margin of 16th Avenue South (having a 70-feet wide right of way), said concrete monument being the southwest corner of Justin W. Leach and Kerry D. Leach of record in Instrument No. 20150717-0070000, and the northwest corner of the herein described property;

THENCE, leaving said margin with the southerly line of Leach S 80°27'24" E, 144.90 feet to an "X" mark found in concrete on the westerly right-of-way margin of Alley No. 438, same being the southeast corner of Leach;

THENCE, leaving Leach with said westerly right-of-way margin S 09° 34'52" W, 110.18 feet to a PK Nail set being the common corner of Lot 1 and Lot 2 of said plat of Jennings property;

THENCE, leaving said right-of-way margin with the northerly line of said Lot 2 N 80°29'46" W, 144.88 feet to an old one-half inch iron rod on the aforementioned easterly right-of-way margin of 16th Avenue South;

THENCE, leaving Lot 2 with said easterly right-of-way margin N 09°34'23"E, 110.28 feet to the POINT OF BEGINNING.

Containing 15,971 square feet or 0.367 Acre, more or less.

Being the same property conveyed to Rock-N-Row Express, LLC, a Tennessee limited liability company, by deed from Treadway Place, LLC, a Tennessee limited liability company, of record as Instrument No. 20120522-0044424, dated May 18, 2012, Register's Office for Davidson County, Tennessee.

This is improved property known as 1516 16th Avenue South, Nashville, Davidson County, Tennessee, 37212.

TO HAVE AND TO HOLD the Property together with all the improvements thereon, rights associated therewith, and the appurtenances thereunto belonging unto Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that it is lawfully seized and possessed of the

Property, that it has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- 2016 Davidson County property taxes for Map/Parcel 104-08-0-344.00 are a lien, but not yet due and payable and which have been prorated between Grantor and Grantee;
- All matters on the Plan of record in Book 5210, page 129, Register's Office for Davidson County, Tennessee;
- All matters shown on the ALTA / NSPS Land Title Survey by Brad Tyson Thomas, TN RLS No. 2431 with Barge Waggoner Sumner & Cannon, Inc. dated March 17, 2016, last revised June 24, 2016, and designated as Job No. 3632000, as to Lot No. 1.

GRANTOR FURTHER COVENANTS with Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 27th day of September, 2016.

**GRANTOR:**

ROCK-N-ROW EXPRESS, LLC

BY: _____
Larry R. McElhaney, II, Sole Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the State and County aforesaid, personally appeared Larry R. McElhaney, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to the sole Member of Rock-N-Row Express, LLC, a Tennessee limited liability company, and the within named bargainor, and that he as such sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as sole Member of Rock-N-Row Express, LLC.

Witness my hand and seal, this the 23RD day of September, 2016.

My Commission Expires:
May 8, 2018

_____
Notary Public

SUZANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of September, 2016.

NOTARY PUBLIC

My Commission Expires:
May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

61541268.2