WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101314 DEEDWARR
Recvd: 11/16/16 12:33 2 pgs
Fees:13.00 Taxes:30525.00

20161116-0120915

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,250,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LARA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 8-7-2020

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
Jimmy's Last Laugh LLC Attn: President	Same As New Owner	Below
(NAME)	(NAME)	
308 Letterman Road		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37919		
(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, **Alpha Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jimmy's Last Laugh 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:

Tract I: 421 5th Avenue Map and Parcel #93-10-259.00
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an iron rod set in the westerly right-of-way line of Fifth Ave. South, 50 feet in width, at the corner common with the property of Jack W. McCullough. Jr. & Penny K. McCullough, as record in Instrument no. 20040303-0024247, at the Register's Office for Davidson County, Tennessee, said iron rod set being located North 27 deg 21 min 47 sec West, 85.00 feet from the intersection of the westerly right-of-way line Fifth Avenue South and the northerly right-of-way line of Peabody Street, 30 feet in width, said iron rod set also being located at Northing: 664,227.16; Easting: 1,739,581.73; on the State Plane Coordinate System NAD-83;

Thence, leaving the westerly right-of-way line of Fifth Avenue South, with the northerly property line of Jack W. McCullough, Jr. & Penny K. McCullough, South 62 deg 44 min 45 sec West, 209.58 feet to a pk nail set in the easterly right-of-way line of Ally Number 71,16 feet in width;

Thence, with the easterly right-of-way line Alley Number 71, North 27 deg 17 min 47 sec West 85.00 Feet to a pk nail set, as a corner common with the property of Melinda M. Baldridge, Et. Al , as of record in Instrument No. 20050718-0083377, at the Register's Office for Davidson County, Tennessee.

Thence, leaving the easterly right-of-way line of Alley Number 71, with the southerly property line of Melinda M. Baldrige, North 62 deg 44 min 45 sec East, 209.48 feet to a pk nail set in the westerly right-of-way line of Fifth Avenue South;
Thence, with the westerly right-of-way line of Fifth Avenue South 27 deg 21 min 47 sec East, 85.00 feet to the POINT OF BEGINNING containing 17, 810 square feet or 0.409 acres more or less.

Being the same property conveyed to Alpha Development, LLC, a Tennessee limited liability company by Special Warranty Deed from S. Kinney Copeland and George H. Godwin, filed for record on July 8, 2015 as Instrument No. 20150708-0066377, Register's Office for Davidson County, Tennessee.

Tract II: 425 5th Avenue Map and Parcel #93-10-260.00
Land in the Ward of the city of Nashville, being the southerly 85 feet of lot No. 1 on the Plan of barrow grove Addition, as of record in book "S", Page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of 5th Avenue South, formerly Summer Street, and Peabody Street, formerly Lincoln Alley; thence with the westerly margin of 5th Avenue South, northwardly 85 feet to the southeast corner of the property conveyed to Joseph Abrams by deed from Itzko Botwinick and wife, of record in Book 638, page 262, said Register's Office; thence with said Abrams' southerly line westwardly 210 feet, more or less, to the easterly margin of an alley: thence with the same, eastwardly 210 feet, more or less, to the beginning.

Being the same property conveyed to Alpha Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Jack W. McCullough, Jr. and Penny K. McCullough, husband and wife, filed for record on July 8, 2015 as Instrument No. 201507080066369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 421 & 425 5th Avenue South, 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 Grantor does covenant with the said GRANTEE that it is 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 it does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it 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 14th day of November, 2016.

Alpha Development, LLC

By: _____
Amish R. Purohit, Manager

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared **Amish R. Purohit**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself** to be the **Manager of Alpha Development, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such **Manager**, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as **Manager**

WITNESS my hand and seal this 14th day of November, 2016.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36786

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017