WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/16 11:13 3 pgs
Fees:18.00 Taxes:1942.50
20161202-0126602

MST 2016-1724

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Nov., 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MG GRAN, LLC	Same as New Owner	081030179.00 And 181.00 and 182.00 and 183.00
(NAME) 730 Hwy 321 N, Suite 104	(NAME)	
(ADDRESS) Lenoir City, TN 37771	(ADDRESS)	
(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, WE, **VBS Holdings, GP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MG GRAN, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

Land in Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 of Block 33, on the Plan of Buena Vista, of record in Plat Book 57, Pages 26, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of 11th Avenue North 140 feet North of Cecilia Street; thence Westerly 150 feet to an alley; thence North along the Easterly margin of said alley 50 feet to a point; thence Easterly 150 feet to a point in the Westerly margin of 11th Avenue North; thence Southerly along the Westerly margin of said 11th Avenue North, 50 feet to the point of beginning.

Being the same property conveyed to VBS Holdings, a Tennessee General Partnership by quitclaim deed from H & B Development Partners, a Tennessee General Partnership of record in Instrument No. 20151007-0102492 Register's Office for Davidson County, Tennessee, dated 10/02/2015 and recorded on 10/07/2015.

Being also known as 2209 11th Avenue North Nashville, Tennessee 37208.

Tract Two:

Land in Davidson County, Tenness 3e, being the South 50 feet of the North 150 feet of Lot No. 2 and the South 50 feet of the north 150 f.,3et of the east 32 feet of Lot 3, on the map of Owen's Buena Vista Subdivision of Lot No. 33 of recod in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots 2 and 3 front 50 feet on the westerly side of 11th Avenue North, formerly Buchanan Street, and run back between lines 150 feet to a proposed alley.

Being the same property conveyed to VBS Holdings, a Tennessee General Partnership by quitclaim deed from H & B Development Partners, a Tennessee General Partnership of record in Instrument No. 20150930-0099550 Register's Office for Davidson County, Tennessee, dated 09/22/2015 and recorded on 09/30/2015.

Being also known as 2211 11th Avenue North Nashville, Tennessee 37208

Tract Three:

Land in Davidson County, Tennessee, being parts of Lots Nos. 2 and 3, Block 33 on the map of Buena Vista Subdivision of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly side of Buchanan Street, 50 feet southerly from the southerly margin of Adams Street; thence westerly and parallel with said Adams Street, 150 feet to a dead line and an alley; thence with said dead line or easterly margin of said alley and southerly 50 feet to a point; thence easterly and parallel with said Adams Street, 150 feet to the westerly margin of Buchanan Street; thence with the same, and northerly 50 feet to the place of beginning.

Being the same property conveyed to VBS Holdings, a Tennessee General Partnership by quitclaim deed from H & B Development Partners, a Tennessee General Partnership of record in Instrument No. 20150930-0099551 Register's Office for Davidson County, Tennessee, dated 09/22/2015 and recorded on 09/30/2015.

Being also known as 2213 11th Avenue North Nashville, Tennessee 37208

Tract Four:

Land in Davidson County, Tennessee, being parts of Lots Nos. 2 and 3, Block 33 (erroneously referenced a Lot No. 33 in prior deeds) on the map of Buena Vista Subdivision of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, described as follows; to-wit:

Beginning at the Southwest corner of Adams Street and Eleventh Avenue North, formerly Buchanan Street; thence with said Avenue, Southwardly 50 feet; thence Westwardly and parallel with Adams Street 150 feet; thence Northwardly and parallel with said Avenue 50 feet to the Southerly margin of Adams Street; thence with said Street, Eastwardly 150 feet to the beginning.

Being the same property conveyed to VBS Holdings, a Tennessee General Partnership by quitclaim deed from H & B Development Partners, a Tennessee General Partnership of record in Instrument No. 20151007-0102493 Register's Office for Davidson County, Tennessee, dated 10/02/2015 and recorded on 10/07/2015.

Being also known as 2215 11th Avenue North Nashville, Tennessee 37208

Subject to: Property taxes have been prorated and paid at closing, Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

This property, known as 2209, 2211, 2213 & 2215 11th Avenue North, Nashville, TN 37208
(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 28 DAY OF November, 2016.

VBS Holdings, GP

BY: _____

Rodney VanWagoner, as Agent

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney VanWagoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 28 day of November, 2016.

_____
Notary Public

My Commission Expires: 7-11-20

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 4-11-2020

ANGELA M. WYNDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020