Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

16-1-699

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114443 DEEDWARR
Recvd: 12/29/16 09:15 2 pgs
Fees:13.00 Taxes:7733.00

20161229-0136685

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,090,000.00**

Affiant

Subscribed and sworn to before me, this 28th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southpaw Events, LLC	NEW OWNER	
(NAME)	(NAME)	(MAP)
8161 TN-100 Box 180		155-00-0-204.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Perry Chaffin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Southpaw Events, LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Chaffin Subdivision No. 4 of record in Plat Book 9700, Page 879, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John Perry Chaffin by Quitclaim deed from Margie Dianne Chaffin, of record in Instrument No. 20001005-0099104 Register's Office for Davidson County, Tennessee, dated October 4, 2000 and recorded on October 5, 2000.

AND

Being a portion of the same property conveyed to John Perry Chaffin by Quitclaim deed from Margie Dianne Chaffin, of record in Instrument No. 20001005-0099106 Register's Office for Davidson County, Tennessee, dated October 4, 2000 and recorded on October 5, 2000.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 8204 Highway 100, Nashville, Tennessee 37221

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 hand this 28th day of December, 2016.

John Perry Chaffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Perry Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of December, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County