BILL GARRETT, Davidson County
Trans:T20170027325 DEEDWARR
Recvd: 03/31/17 12:40 8 pgs
Fees:43.00 Taxes:3700.00
20170331-0031594

This Instrument prepared by
and after recording return to:
G. Miller Hogan II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

# WARRANTY DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel Nos. |
|---|---|---|
| **Charlotte Avenue Lodging, LLC**<br>**505 Riverfront Parkway**<br>**Chattanooga, TN 37402** | **(Same)** | **092-08-0-179.00**<br>**092-08-0-182.00** |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that **Morris B. Haddox III** and **Nathan Haddox** the duly appointed Co-Executors of the **Estate of Morris B. Haddox, Jr.** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid do hereby GRANT AND CONVEY, unto **Charlotte Avenue Lodging, LLC, a Tennessee limited liability company** (the "Grantee"), those certain tracts or parcels of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **1502 and 1508 Charlotte Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property and including, without limitation, the matters described on **Exhibit B** attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 30th day of March 2017.

**Estate of Morris B. Haddox, Jr.**

By: _____
Morris B. Haddox III, Co-Executor

By: _____
Nathan Haddox, Co-Executor

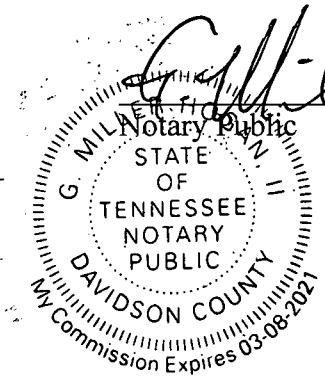
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Morris B. Haddox III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Co-Executor of the **Estate of Morris B. Haddox, Jr.** in his capacity as Co-Executor of the Estate of Morris B. Haddox, Jr. the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Morris B. Haddox, Jr. in his capacity as Co-Executor of said Estate.

Witness my hand and seal, at office this 30th day of March 2017.

_____
Notary Public

My commission expires: MAR. 8, 2021



STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Morris B. Haddox III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Co-Executor of the **Estate of Morris B. Haddox, Jr.** in his capacity as Co-Executor of the Estate of Morris B. Haddox, Jr. the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Morris B. Haddox, Jr. in his capacity as Co-Executor of said Estate.

Witness my hand and seal, at office this 30th day of March 2017.

Notary Public

My commission expires: MAR. 8, 2021

MILLER HOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property, whichever is greater is $1,000,000.00.

Affiant

Sworn to and subscribed before me this
30th day of March 2017.

Notary Public

My Commission Expires: MAR. 8, 2021

MILLER HOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

## JOINDER OF BENEFICIARIES

The undersigned, **Morris B. Haddox III** and **Nathan Haddox** (collectively, the "Beneficiaries"), the sole beneficiaries under the Last Will & Testament of Morris B. Haddox, Jr. hereby join this Executor's Deed to convey any interest in the real property described on **Exhibit A** attached hereto and incorporated herein by this reference and do hereby quitclaim and convey unto **Charlotte Avenue Lodging, LLC, a Tennessee limited liability compan** and its successors and assigns, all of our right, title and interest in and to said real property.

Morris B. Haddox III

Nathan Haddox

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Morris B. Haddox III** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March 2017.

Notary Public

My commission expires: MAR. 8, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Nathan Haddox**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March 2017.

Notary Public

My commission expires: MAR. 8, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

## EXHIBIT A

*[Property Legal Description]*

**TRACT I**

Land in Davidson County, Tennessee, being the remainder not used to widen Charlotte Avenue, of Lot No. 16 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Said remainder of Lot No. 16 fronts 50 feet on the new relocated north margin of Cedar Street (now Charlotte Avenue) and runs back between parallel lines 108 feet to an alley.

Being the same property conveyed to M. B. HADDOX AND WIFE, LINELLE HADDOX by deed from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Book 4576, Page 388, dated January 10, 1972, said Register's Office. M. B. HADDOX AND WIFE, LINELLE HADDOX have since conveyed their interest in said property to THOMAS V. WHITE, TRUSTEE, who in turn conveyed to MORRIS B. HADDOX by quitclaim deed of record in Book 5041, Page 529, dated June 25, 1976, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

**TRACT II**

Land in Davidson County, Tennessee, being the north 60 feet of Lots Nos. 14 and 15 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Said part of Lots Nos. 14 and 15 front 60 feet on the west side of 15th Avenue, North and run back between parallel lines along the south margin of an alley 78 1/2 feet to a dead line.

Being the same property conveyed to MORRIS B. HADDOX AND WIFE, LINELLE HADDOX by deed from JAMES N. STANSELL, RUSSEL A. STANSELL AND MARVIN W. STANSELL D/B/A J. R. & M. COMPANY of record in Book 4737, Page 7, dated September 15, 1972, said Register's Office. MORRIS B. HADDOX AND WIFE, LINELLE HADDOX have since conveyed their interest in said property to THOMAS V. WHITE, TRUSTEE, who in turn conveyed to MORRIS B. HADDOX by quitclaim deed of record in Book 5041, Page 523, dated June 25, 1976, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

**TRACT III**

Land in Davidson County, Tennessee, being the westerly 26 feet of the southerly part of Lot No. 15 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Said part of Lot No. 15 fronts 26 feet on the new relocated northerly side of Cedar Street (now Charlotte Avenue) and runs back between parallel lines 48 feet, more or less, to a dead line on which it measures 26 feet thereon.

Being the same property conveyed to MORRIS B. HADDOX, JR. by deed from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Book 5359, Page 130, dated October 4, 1978, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

**TRACT IV**

Land in Davidson County, Tennessee, being part of Lots 14 and 15 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Beginning on the northerly margin of Cedar Street (now Charlotte Avenue) at a point 26 feet 2 inches west of the westerly margin of 15th Avenue North; thence northwardly 90 feet; thence westwardly 26 feet 2 inches; thence southerly 90 feet to the northerly margin of Cedar Street (now Charlotte Avenue); thence with the northerly margin of said Street, eastwardly 26 feet 2 inches to the point of beginning.

Being the same property conveyed to MORRIS B. HADDOX by deed from DUDLEY ERNEST FELIX of record in Instrument No. 20100111-0002397, dated September 16, 2008, said Register's Office. MORRIS B. HADDOX died testate on or about March 26, 2016. Pursuant to the terms of his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, said property is to be administered as part of his probate estate. MORRIS B. HADDOX, III AND NATHAN HADDOX have been appointed as CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4541, Page 759, said Register's Office.

**TRACT V**

Land in Davidson County, Tennessee, being all of the remainder not used as right-of-way for Charlotte Avenue, part of Lot No. 14 on the plan of Samuel Watkins (deceased) Real Estate in the City of Nashville, of record in Book 57, Page 13, Register's Office for said County and described as follows:

Beginning at a point on the west margin of 15th Avenue, North, 57 feet from the present northwest corner of Charlotte Avenue and 15th Avenue, North; thence southwesterly 23.6 feet around a curve that has a 15-foot radius to a point on the new relocated northerly margin of Charlotte Avenue; thence westerly 11 feet along the new relocated northerly margin of Charlotte Avenue, the same being parallel to and 42 feet from the old northerly margin of Charlotte Avenue to a point; thence northwestwardly 32.5 feet along a line parallel to and 26 feet from the west margin of 15th Avenue, North to a point; thence easterly 26 feet along a line parallel to and 90 feet from the old northerly margin of Charlotte Avenue to a point on the west margin of 15th Avenue, North; thence southeasterly 33 feet along the west margin of 15th Avenue, North to the point of beginning and containing 1,199.7 square feet.

Being the same property conveyed to DR. J. B. SINGLETON AND WIFE, CHARLIE MAY SINGLETON by deed from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Book 4541, Page 525, dated September 28, 1971, said Register's Office. DR. J. B. SINGLETON has since died leaving CHARLIE MAY SINGLETON as the surviving tenant by the entirety. CHARLIE MAY SINGLETON died testate on or about October 18, 1993. For further reference see Affidavit of Heirship of record in Instrument No. 20170310-0023901, Instrument No. 20170310-0023902 and in Instrument No. 20170310-0023903, said Register's Office.

JAMES U. LOWE, III has conveyed his interest in said property to THE ESTATE OF MORRIS B. HADDOX, JR. by quitclaim deed of record in Instrument No. 20170310-0023904, dated March 2, 2017, said Register's Office.

SONDRA SINGLETON DADE has conveyed her interest in said property to THE ESTATE OF MORRIS B. HADDOX, JR. by quitclaim deed of record in Instrument No. 20170310-0023905, dated March 7, 2017, said Register's Office.

JAMES B. SINGLETON, III has conveyed his interest in said property to THE ESTATE OF MORRIS B. HADDOX, JR. by quitclaim deed of record in Instrument No. 20170310-0023906, dated March 8, 2017, said Register's Office.

TOGETHER with the right to use and occupy that portion of 15th Avenue North included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 089-800 of record in the County Court Clerk's Office for said County.

TOGETHER with the right to use and occupy that portion of Alley No. 600 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 095-1410 of record in the County Court Clerk's Office for said County.

**- End of Exhibit -**

## EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.
2. Matters shown on the Plan of record in Book 57, Page 13, said Register's Office.
3. Easement Agreement of record in Instrument No. 20141217-0115439, said Register's Office.
4. Grant of Gas Service Line or Fuel Line Easement of record in Book 6638, Page 41, said Register's Office.
5. Subject to a street closing and any easement(s) retained in Bill No. 089-800, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
6. Subject to an alley closing and any easement(s) retained in Ordinance No. 095-1410, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
7. Tenants in possession under unrecorded leases.

**- End of Exhibit -**