BILL GARRETT, Davidson County
Trans:T20170031484 DEEDWARR
Recvd: 04/17/17 08:26 2 pgs
Fees:13.00 Taxes:9990.00
20170417-0036488

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 5/6/2019
(AFFIX SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

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
Elite Wireless, Inc	New Owner	093-023
(NAME)	(NAME)	(MAP)
329 Union Street		141.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37201		
(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, Robert Scott Nieboer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Elite Wireless, Inc., hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being land in Nashville, Urban Services District, Nineteenth Councilmanic District, Davidson County, Tennessee, being part of Lot No. 52 in the Original Town of Nashville, located on the southerly right-of-way line of Union Street, and being more particularly described as follows:

Beginning in the southerly right-of-way line of Union Street, N 62 degrees 32' 31" E, 81.59 feet from the easterly right-of-way line of Fourth Avenue, North; THENCE, with said right-of-way line of Union Street N 62 degrees 32' 31" E, 48.09 feet being 43.15 feet from the westerly right-of-way line of Printer' s Alley; THENCE, leaving said Union Street with the westerly line of 323 Union Street, A Joint Venture, of record in Book 5863, page 452, Registers Office for Davidson County, Tennessee, S 27 degrees 17' 40" E, 99.12 feet to the northerly line of 230 North, LLC of record in Instrument No. 201311040114072, R.O.D.C.; THENCE, with said northerly line S 62 degrees 19' 06" W, 47.39 feet to the southeasterly corner of Andy's Union, LLC, of record in Instrument No. 201112150097920, R.O.D.C., said corner being 82.4 feet, more or less, east of the easterly margin of Fourth Avenue, North; THENCE, leaving said northerly line and with Andy's Union, LLC, N 27 degrees 42' 04" W, 99.31 feet to the Point of Beginning; Containing 4,711 square feet or 0.109 acre, more or less.

Being the same property conveyed to Robert Scott Nieboer by Warranty deed from Union Street Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141117-0105784 Register's Office for Davidson County, Tennessee, dated 11/14/2014 and recorded on 11/17/2014. (Value of consideration shown in aforementioned deed $1,287,500.00.)

Being also known as 327-329 Union Street Nashville, Tennessee 37201.

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: 327-329 Union Street, Nashville, Tennessee 37201

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 14th day of April, 2017.

Robert Scott Nieboer by Kevin D. Norwood

Robert Scott Nieboer by Kevin D. Norwood Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Kevin D. Norwood, 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 Attorney-In-Fact for Robert Scott Nieboer, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert Scott Nieboer, the bargainor, by the said Kevin D. Norwood, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 14th day of April, 2017.

John M. Wells

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County