WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053864 DEEDWARR
Recvd: 06/23/17 10:12 2 pgs
Fees:13.00 Taxes:14060.00

20170623-0063272

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MANEK Holdings, LLC, a Tennessee limited liability company	Same	093-02-3-140.00
(NAME)	(NAME)	
1308 Murfreesboro Rd		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064-3041		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andy's Union, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MANEK Holdings, LLC, a Tennessee limited liability company,** 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:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee situated in the southeast quadrant of Fourth Avenue, North and Union Street and being part of Lot 52 on the Original Plan of the Town of Nashville, not of record, and being more fully described as follows:

Beginning at a nail set on the east right-of-way line of Fourth Avenue, North and the south right-of-way line of Union Street and proceeding as follows: 1. With the south margin of Union Street, a 60.6 foot street at this point, N 62 deg. 31' 28" E, 81.58 feet to a PK nail set; thence, 2. Leaving Union Street with the west line of property conveyed to 329 Union Street Joint Venture by deed recorded in Book 6423, Page 902, R.O.D.C., Tennessee S 27 deg. 19' 49" E, 98.67 feet to a point on the west face of a wall and on the north line of a property conveyed to Industrial Development Board of The Metropolitan Government by deed recorded in Book 4667, Page 186, R.O.D.C., Tennessee; thence, 3. With a line within a wall S 62 deg. 55' 00" W, 33.13 feet to a point within a wall being 0.91 feet from the south face and 1.05 feet from the west face, said point being the southeast corner of a tract conveyed to Travel Incorporated by deed recorded in Book 6230, Page 495, R.O.D.C., Tennessee; thence, 4. With a wall and the east line of Travel N 26 deg. 07' 44" W, 21.62 feet to a point in a wall being 1.74 feet from the east face and 0.20 feet from the south face and also being the northeast corner of Travel; thence, 5. With Travel's north line S 62 deg. 04' 10" W, 48.71 feet to a PK nail set on the east right-of-way line of Fourth Avenue, North, a 49.5 foot street, and the north face of a wall; thence, 6. With the east right-of-way line of Fourth Avenue, North N 27 deg. 29' 00" W, 77.21 feet to a point of beginning and containing 6,990 square feet of or 0.160 of an acre, more or less.

Being the same property conveyed to Andy's Union, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 14, 2011, from Capital Bank, N.A., successor by merger to GreenBank, successor to Middle Tennessee Bank & Trust, a Greene County Bank Office, Greeneville Tennessee, of record in Instrument No. 20111215-0097920, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 333 Union Street, Nashville, TN 37201

(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 hands this 20th day of June, 2017.

Andy's Union, LLC

Sharon Ramsey - Trustee

By: Sharon Ramsey, Trustee of the David L. Ramsey, III
2013 AU Irrevocable Trust u/a/d December 27, 2013

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Sharon Ramsey, with whom I am personally acuainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of of the David L. Ramsey, III 2013 AU Irrevocable Trust u/a/d December 27, 2013, and as Trustee is signing on behalf of Andy's Union, LLC and that as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as Trustee.

WITNESS my hand and seal this 20th day of June, 2017.

Notary Public
My Commission Expires _____

File No.: 11547

