BILL GARRETT, Davidson County
Trans:T20170056869 DEEDWARRSP
Recvd: 07/03/17 15:02 3 pgs
Fees:18.00 Taxes:832.50
20170703-0066985

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
RSG Fesslers GP, a Tennessee General Partnership
4117 Hillsboro Pike Ste 103-348
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____
_____
_____, _____ _____

MAP **106-01**
GROUP
PARCEL **138.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **883 EHP LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **RSG Fesslers GP, a Tennessee General Partnership**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being a part of the same property conveyed to 883 EHP LLC by deed May 8, 2017 from Waynick Properties, LLC of record in Instrument no. 20170508-0045702, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **unimproved** property known as **604 Fesslers Lane, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the

said land to the said GRANTEE, its successors 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 the 30 day of JUNE, 2017.

883 EHP LLC

By: _____ MANAGER

John B. Russell, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John B. Russell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **883 EHP LLC**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2017.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2017.

_____
NOTARY PUBLIC

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

My Commission Expires:

File #17-9183

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, located in the Third Civil District being the Northerly 60 feet of Lot No. 9 on the Plan of Mrs. Lena Myers' Subdivision in the Old 15th Civil District of Davidson County, Tennessee, of record in Book 161, page 4, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and detailed description of said lot.

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee, and being a portion of lot 9 of Plan of Mrs. Lena Myers Subdivision as recorded in Plat Book 161, Page 4, Register's Office of Davidson County, Tennessee (RODC). Bounded on the north by the southern Right of Way (ROW) of Alley #2071
(10' ROW); bounded on the east by the western ROW of Alley #2073 (10' ROW); bounded on the south by a portion of said Lot 9, being Robert N. and Sue C. Claxton as recorded in Instrument Number 20150316-0022289, RODC; and bounded on the west by the eastern ROW of Fesslers lane (ROW width varies). Tract being more particularly described as follows:

POINT OF BEGINNING being a found 5/8" iron rod lying on the southeast ROW intersection of said Fesslers Lane and said Alley #2071; thence along said southern ROW of Alley #2071 South 81°59'52" East 189.40 feet to a set iron rod with cap; thence along said western ROW of Alley #2073 South 03°56'38" West 60.00 feet to a set iron rod with cap; thence along the common line of said Claxton North 82°07'21" West 195.49 feet to a found 5/8" iron rod; thence along said southern ROW of Fesslers Lane with a curve to the left having an arc length of 60.30 feet, a radius of 2677.50 feet a central angle of 01°17'26", and having a chord bearing and distance of North
09°45'17" East 60.30 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.
Tract contains 11,550 square feet or 0.27 acres.

Being part of the same property conveyed to 883 EHP by Special Warranty Deed from Waynick Properties, LLC, filed for record on May 8, 2017 in Instrument No. 20170508-0045702, Register's Office for Davidson County, Tennessee.