BILL GARRETT, Davidson County
Trans:T20170061127 DEEDWARRSP
Recvd: 07/18/17 09:25 3 pgs
Fees:18.00 Taxes:12580.00
20170718-0071978

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2017.

Notary Public

My Commission Expires: 11/6/17

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dore Frog, LLC 4425 Forsythe Place Nashville, TN 37205	SAME	07900000800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CENTENNIAL BOULEVARD ASSOCIATES**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DORE FROG, LLC**, a Tennessee limited liability

company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the same property conveyed to Alyse Sprintz and Elaine M. Eskind in Deed Book 7061, pages 696, 699 and page 703, Register's Office for Davidson County, Tennessee:

Beginning at an iron pin in the westerly right of way of Centennial Boulevard, said iron pin being located northerly 540 feet, more or less, along said westerly right of way from the intersection of the easterly right of way of the Seaboard Systems Railroad and the said westerly right of way of Centennial Boulevard at the southeast corner of Lot One as shown on Plat Book 6200, page 547, Register's Office for Davidson County, Tennessee, thence leaving said westerly right of way South 71 deg. 14 min. 02 sec. West, 99.40 feet to an iron pin; thence North 18 deg. 45 min. 58 sec. 216.81 feet to a point; thence North 17 deg. 14 min. 02 sec. East 5.63 feet to an iron pin; thence North 18 deg. 45 min. 58 sec. West 42.98 feet to the northeast corner of the property conveyed to J. W. Hatchell, as recorded in Deed Book 6533 page 672, Register's Office for Davidson County, Tennessee; thence continuing along said Hatchell's northerly line North 71 deg. 29 min. 10 sec. West, 204.67 feet to a point in the easterly right of way of the aforesaid Seaboard Systems Railroad property; thence continuing along said Seaboard Systems right of way, with a curve to the right having a radius of 2,143.75 feet, a distance of 128.65 feet to a point; thence continuing along said right of way North 18 deg. 30 min. 00 West, 263.05 feet to a point; thence leaving said right of way North 71 deg. 30 min. 20 sec. East, 299.71 feet to a point in the westerly right of way of said Centennial Boulevard, thence continuing along said right of way South 18 deg. 45 min. 58 sec. East, 650.93 feet to the point of beginning and containing 3.287 acres, more or less.

Being the same property conveyed to Centennial Boulevard Associates by deed from Elaine M. Eskind and Alyse Sprintz, of record in Book 7089, page 1, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement Agreement dated July 17, 1985, by and between E & A Realty Corporation, J. E. A. Realty Corporation, and J. W. Hatchell and wife, Mary Lou Hatchell, of record in Book 6620, page 218, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6200, page 547, Register's Office for Davidson County, Tennessee.

4. Rights of tenants under unrecorded leases.

5. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

6. Title to that portion of the land, if any, embraced within the railroad right of way.

7. Licenses and easements, if any, for public utilities serving the property.

8. Zoning ordinances affecting the property.

9. Matters shown on the current survey of the property.

This is improved property known as: **7119 Centennial Blvd., Nashville, TN 37209.**

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 it does further covenant and bind itself, its successors and assigns, to specially 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 claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 17th day of July, 2017.

CENTENNIAL BOULEVARD ASSOCIATES, a Tennessee general partnership

By: _____
Thomas D. Robinson, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS D. ROBINSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner, of the maker or a constituent of the makers and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of July, 2017.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

_____
Notary Public

My Commission Expires: _____

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