WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Green Street Investors, LLC	SAME	105-11-0A-001.00 CO
(NAME)	(NAME)	
630 Southgate Avenue, Suite E		105-11-0A-002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Southgate Investments, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Green Street Investors, 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:

Units A and B of Southgate Avenue Condominiums created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record at Instrument Number 20060914-0113874, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in the same Master Deed. Reference is hereby made to the Plat of Southgate Avenue Condominiums contained in Exhibit "C" to that same Master Deed, for a more complete identification and description of such Units.

Being the same property conveyed to Southgate Investments, LLC. by deed from MGF Holdings, GP, A Tennessee general partnership of record in Instrument No. 20060927-0119484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 630 Southgate Avenue, A and B, Nashville, TN 37203
(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.

BILL GARRETT, Davidson County
Trans: T20170070361 DEEDWARR
Recvd: 08/14/17 14:34 2 pgs
Fees: 13.00 Taxes: 4625.00
20170814-0083266

Witness our hands this 11th day of August, 2017.

SOUTHGATE INVESTMENTS, LLC

Member

Kevin F. Gangaware, Member

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kevin F. Gangware, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Southgate Investments, LLC, the within named bargainor, an LLC, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Kevin F. Gangware as such Member.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2017.

Notary Public S. Nixon Pressley

02/10/2021

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
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