LIMITED WARRANTY DEED

Bill Garrett Davidson County
Batch# 35358 **DEEDWARR**
12/08/2017 09:56:43 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00

20171208-0125355

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,800,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2017.

Notary Public

My Commission Expires: 12/18/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
1001 W Kirkland Ave, LLC 1309 Briarville Road Madison, TN 37212	New Owner	072-02-0-051.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS:

This Indenture, made as of the date set forth below, between **KIRKLAND AVE LLC,** a Tennessee limited liability company (referred to hereinafter as "Grantor"), and **1001 W KIRKLAND AVE, LLC,** a Tennessee limited liability company (referred to hereinafter as "Grantee").

WITNESSETH:

That **KIRKLAND AVE LLC,** a Tennessee limited liability company, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto **1001 W KIRKLAND AVE, LLC,** a Tennessee limited liability company and Grantee's successors and assigns, (a) that certain land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached and incorporated by reference and being commonly known as improved property located at 1001 W. Kirkland Avenue, Tennessee 37216; and (b) all rights and appurtenances of Grantor pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of way.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to the **"Subject Property".**

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters herein stated, (b) those matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting and affect the Subject Property (the "**Permitted Exceptions**"), and (c) taxes for the year 2018.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantee in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances (subject, however, to (a) the Permitted Exceptions; and (b) taxes for the year 2018, that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 6th day of December, 2017.

GRANTOR

KIRKLAND AVE LLC,
a Tennessee limited liability company

By: Griffin Dunham
Griffin Dunham, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Griffin Dunham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **KIRKLAND AVE LLC,** a Tennessee limited liability company, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **KIRKLAND AVE LLC** by the said Griffin Dunham as such Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of December, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My commission expires: 3/8/2021

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, located north of West Kirkland Avenue and 1200 feet, more or less, west of Gallatin Road and being more particularly described as follows:

Beginning at an iron pin new in the southwesterly corner of Andrew J. Ecker of record in Instrument Number 20150821-0084448, R.O.D.C., said pin being in the northerly margin of West Kirkland Avenue, and being the southeasterly corner of herein described property;

Thence, with said northerly margin, N 86 deg. 14' 18" W, 386.15 feet to an iron pin new in the easterly margin of CSX Transportation Railroad;

Thence, with said railroad margin and a curve to the left 503.47 feet to an iron pin new, said curve having a central angle of 13 deg. 42' 51", a radius of 2103.40 feet and a chord of N 34 deg. 08 ' 00" E, 502.27 feet;

Thence, with the southerly line of Stevenson Trust No. 7, of record in Instrument number 20060607-0067700, R.O.D.C., S 79 deg. 19' 55"E, 139.63 feet to an iron pin in the westerly line of above-mentioned Ecker;

Thence, with Ecker's westerly line S 04 deg. 38' 31" W, 418.20 feet to the point of beginning. Containing 107,864 square feet or 2.476 acres, more or less.

Being the same property conveyed to Kirkland Ave LLC by Receiver's Deed from John C. Wheeler, in his capacity as receiver for Hackett Precision Company, Inc., dated September 27, 2012, recorded September 27, 2012, of record in Instrument No. 20120927-0088271, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Property taxes for the year 2018 and thereafter, not yet due and payable for Tax/Parcel Identification No. 072-02-0-051.00

2. All matters shown on the ALTA/NSPS Land Title Survey prepared by Michael R. Williams, TN R.L.S No. 1906, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, dated 9-21-17, HFR Project No. 2017121-52.

3. All matters shown according to the plan of the Martin Land, as of record in Minute Book "W", page 90, of the County Court for Davidson County, Tennessee.

4. Easement granted to the Tennessee Electric Power Co. of record in Book 701, page 317, Register's Office for Davidson County, Tennessee.

5. Possible right of railroad to increase its right of way to the full extent of its Charter.