Bill Garrett Davidson County
Batch# 49969 DEEDWARRSP
01/22/2018 11:08:51 AM 2 pgs
Fees: $13.00 Taxes: $2,688.05

20180122-0006325

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$726,500.00**

Affiant

Subscribed and sworn to before me, this 5th day of **January, 2018.**

Notary Public
My commission expires: 3/23/21

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ambrose LLC	Same	**07200000501**
1019 Jones Pkwy		**07200000502**
Brentwood, TN 37027-8518		**07200001700**

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Nash Properties, LLC,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Ambrose LLC** Grantee herein, its successors, heirs and assigns, certain real estate in **Davidson** County, Tennessee, as follows:

Land in the Urban Services District of Davidson County, Tennessee. Being the property of the Sidney Elroy Knight Testamentary Trust, as or record in book 2010118-0092378, Register's Office Davidson County, Tennessee and described as follows:

Beginning at a nail in the sidewalk on the northwest intersection of the right-of-way of North Hill Drive with Ambrose Avenue, said point being the southeast corner of this description;

Thence with the right-of-way of North Hill Drive, N86°41'42"W 325.07 feet to an iron rod on the eastern right-of-way of Ellington Parkway;

Thence with the right-of-way of Ellington Parkway and a controlled access fence, N04°24'42"E 171.77 feet to a Tennessee Department of Transportation concrete monument;

Thence continuing with the right-of-way of Ellington Parkway and a controlled access fence, N17°15'15"E 5.80 feet to an existing iron rod at the southwest corner of Mitchell's Formal Wear, Inc., as of record in book 6731, page 452, Register's Office Davidson County, Tennessee.

Thence with the line of Mitchell's Formal Wear, Inc., N89°28'29"E 372.07 feet to an iron rod on the right-of-way of Ambrose Avenue;

Thence with the right-of-way of Ambrose Avenue, S03°18'18"W 198.81 feet to the point of beginning;

Containing 1.39 acres, more or less;

As surveyed July 14, 2014 by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075. Phone: 615-822-5394.

Being the same property conveyed to Nash Properties, LLC from Michael Sidney Knight, Trustee by Warranty Deed dated 07/25/2014 and recorded in Instrument No. 20140811-0071995, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. All taxes and assessments due in 2018, and thereafter.

2. All matters as shown on the plat of record in Plat Book 1424, Page 134, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by L. Steven Bridges, Jr., TN RLS 1740 of Bridges Land Surveying and Consulting on 12/06/17, designated Job Number 4804:
   (a) Fence encroachment across northern property line.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved (X) unimproved (_____) property known as: **3101 Ambrose Avenue, Nashville, TN 37207; 903 North Hill Avenue, Nashville, TN 37207; 0 North Hill Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise. Whenever 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 hand(s) this **5th** day of **January, 2018**.

Nash Properties, LLC

By: _____

Print Name: Josh Nash

Its: President

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority in and for the state and county above, personally appeared, on this **5th** day of **January, 2018**, within my jurisdiction, the within named Josh Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of **Nash Properties, LLC**, the within named bargainor, a corporation, and as its act and deed in its said representative capacity she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

Witness my hand, at office, this **5th** day of **January, 2018**.

_____
Notary Public

My Commission Expires: 3/23/21

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021