WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2018. Notary Public MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)
File No. RW0003816	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Trimble Street, LLC	Congress Wealth Attn: Michael Gralvin	105 04 0 389.00 & 105 04 0 255.00
(NAME) 69 Trimble Street	(NAME) 250 Northern Ave., Ste. 310	
(ADDRESS) Nashville, TN, 37210	(ADDRESS) Boston, MA 02210-2001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, I, **John R Munn, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trimble Street, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Bill Garrett Davidson County
Batch# 60017 **DEEDWARR**
02/16/2018 03:15:26 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20180216-0015449

TRACT 1

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being a part of Lots Nos. 16 and 17 in the subdivision of the Old Fairgrounds, the Plan of which is of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson Miller Engineers Surveyors, dated December 10, 1958.

Beginning at a point on the southerly margin of Trimble Street, at a point 50 feet east of the easterly margin of Lewis Street, formerly East Hill Street; thence east with the southerly margin of Trimble Street, 75 feet to an iron pin; thence at right angles South 5 degrees West 160 feet to an iron pin on the northerly margin of a 16 foot alley; thence with the northerly margin of said alley, westwardly 58 feet to an iron pin, said side point being 45 feet east of the easterly margin of Lewis, formerly East Hill Street; thence northerly 160 feet to the point of beginning.

TRACT 2

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being a part of Lots Nos. 16 and 17 in the subdivision of the Old Fairgrounds, the Plan of which is of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson Miller Engineers Surveyors, dated December 10, 1958.

Beginning at a point on the southerly margin of Trimble Street, at a point 125 feet east of the easterly margin of Lewis Street, formerly East Hill Street; thence East with the southerly margin of Trimble Street, 52 feet to an iron pin; thence at right angles South 5 degrees West 160 feet to an iron pin on the northerly margin of a 16 foot alley; thence with the northerly margin of said alley, westwardly 52 feet to a point, said side point being 103 feet east of the easterly margin of Lewis, formerly East Hill Street; thence northerly 160 feet to the point of beginning.

Being the same property conveyed to John R. Munn, a single man, by Warranty Deed from Trailer Lease, Inc., recorded on November 27, 2007 in Instrument No. 20071127-0137661, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 67 and 69 Trimble Street, Nashville, TN 37210

(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.

Witness my hand this 16th day of February, 2018.

John R Munn

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John R Munn, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of February, 2018.

Notary Public

My commission expires: 02/25/2019.

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Katelyn Breadmore
Notary Public
State of Florida
My Commission Expires 02/25/2019
Commission No. FF 203435