Box 10-B

Bill Garrett Davidson County
Batch# 61617 DEEDWARR
02/22/2018 01:44:29 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20180222-0017008

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MGB EXCHANGE 2018, LLC	**SAME**	**092-11-0-004.00**
(NAME) **103 WEXFORD HALL**	(NAME)	
(ADDRESS) **HENDERSONVILLE, TN 37075**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID W. WINGFIELD AND JAMES T. SHELPMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MGB EXCHANGE 2018, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 19 and parts of Lot Nos. 20, 21 and 22, of the Joseph W. Bell Plan, a plat of which is of record in Plat Book 21, page 13, in the Register's Office of Davidson County, Tennessee, being together with a portion of Pearl Street, a 19.5 feet wide alley closed, vacated and abandoned by Metropolitan Ordinance No. 79-1252, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way (40 feet wide) of Clifton Avenue, said pin being North 83 degrees 31 minutes 00 seconds West 273.45 feet along said right-of-way from its intersection with the westerly right-of-way (50 feet from the centerline of the westerly track) of the CSX Transportation Railroad, and also being the southeast corner of the herein described tract; Thence, with said northerly right-of-way of Clifton Avenue, North 83 degrees 31 minutes 00 seconds West 126.67 feet to a point; Thence, leaving said right-of-way with an agreement line, of record in Deed Book 9428 page 506 in the Register's Office of Davidson County, Tennessee, as follows: North 4 degrees 17 minutes 13 seconds East 100.05 feet with the plane of the western eave of an existing building to a PK nail, South 84 degrees 54 minutes 09 seconds East 5.83 feet with the plane of the northern eave of said building to a PK nail, North 3 degrees 59 minutes 02 seconds East, entering another building and following the centerline of a partition wall for an approximate distance of 82 feet inside of said building, and then continuing on the same line through an open building, and then continuing on the same line a total distance of 199.39 feet to an iron pin intersecting the southeasterly right-of-way (25' from the center of the southerly tract) of the Illinois Central Railroad; Thence, with a curve in said southeasterly right-of-way concave to the southeast and having a radius of 2669.66 feet, northeasterly an arc distance of 174.46 feet through a central angle of 3 degrees 44 minutes 39 seconds to an iron pin; Thence, leaving said right-of-way with the westerly boundary line of property owned by Porcelain Industries, Inc. of record in Deed Book 7211 page 568 in said Register's Office, and following an existing chain link fence, South 7 degrees 05 minutes 00 seconds West 406.50 feet to the beginning containing 1.068 acres. According to a survey by Joe M. Cummings, RLS #1513, dated May 12, 1997.

The above described tract is subject to an easement of one foot along the agreement line described above as described and recorded in Deed Book 9428 page 506 in said Register's Office.

Being the same property conveyed to DAVID W. WINGFIELD AND JAMES T. SHELPMAN, by deed from RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP AND JAMES M. STANSELL, RUSSELL A. STANSELL AND MARVIN W. STANSELL, D.B.A. J.R.M. COMPANY, of record in Book 10459, page 570 and re-recorded in Book 10460, page 81, dated May 19, 1997, said Register's Office.

This conveyance is subject to matters shown on the Plan of Record in Book 20, page 13, Easement of record in Book 9428, page 506, and any and all matters which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2314 CLIFTON AVENUE, NASHVILLE, TN 37209**
(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 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 our hands this 21 day of **FEBRUARY, 2018.**

DAVID W. WINGFIELD

JAMES T. SHELPMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID W. WINGFIELD,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of February, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES T. SHELPMAN,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of February, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public