This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1369

Bill Garrett Davidson County
Batch# 68971 DEEDWARR
03/14/2018 10:21:58 AM 3 pgs
Fees: $18.00 Taxes: $444.00

20180314-0024078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2018

Notary Public
My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Metropolitan Construction, LLC 465 Beauchamp Circle Franklin, TN 37067	New Owner	105-03-0-258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **American Automotive Group Corporation, a Tennessee Corporation, and Scott Coleman Edwards, and James Thomas Edwards Jr., and Alan Andrew Edwards**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Metropolitan Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book 2, Page 182, Register's Office for Davidson County, Tennessee, further described as follows:

Lying on the West side of South Market Street, now 2nd Ave. South beginning at a point in the Western margin of said street 232 feet North of the Southeast corner of Lot No. 27, extending thence Northwardly along the Western margin of said street 35 feet; thence at right angles Westwardly 137 feet, more or less, to the Eastern margin of an alley; thence along the Eastern margin of said alley, Southwardly 35 feet; thence Eastwardly 137 feet, more or less, to the beginning.

Being the same property conveyed by Quitclaim Deed from Anne Edwards to American Automotive Corporation, a Tennessee corporation, as recorded on the 9th day of June, 2016 in Instrument No. 20160609-0058329; Quitclaim Deed from James Thomas Edwards Family, LLC to James Thomas Edwards, Jr., Alan Andrew Edwards, and Scott Coleman Edwards, as tenants in common, as recorded on the 24th day of November, 2015 in Instrument No. 20151124-0119006; part of Quitclaim Deed from Alan A. Edwards, Executor for the Estate James Thomas Edwards, Sr., deceased to James Thomas Edwards Family, LLC, all of the one-half (1/2) undivided interest, right and title in a one-half (1/2)

undivided interest, as recorded on the 18th day of September, 2012 in Instrument No. 20120918-0084819; Petition to Admit Will to Probate in Probate Docket 11P464; part of Quitclaim Deed from Evelyn Edwards to James Thomas Edwards Family, LLC, all of my one-half (1/2) undivided interest, right and title in a one-half (1/2) undivided interest, as recorded on the 17th day of September, 2012 in Instrument No. 20120917-0084497; part of Quitclaim Deed from James T. Edwards and wife, Evelyn Edwards to Robert L. Dozier, Trustee, as recorded on the 6th day of January, 2000 in Instrument No. 20000106-0001807; Warranty Deed from George D. Edwards and James T. Edwards to George D. Edwards, etux Anne Edwards and James T. Edwards, et ux Evelyn Edwards, as recorded on the 17th day of January, 1979 in Deed Book 5386, Page 322; Warranty Deed from James F. Parker (a 1/12 interest), Ann Elizabeth Minton (a 1/12 interest), George D. Edwards, Jr., (a 5/12 interest) and James T. Edwards (a 5/12 interest) to George D. Edwards and James T. Edwards, as recorded on the 18th day of November, 1975 in Deed Book 4972, Page 238; Last Will and Testament of Louise Edwards Parker in Deed Book 101, Page 143 and Warranty Deed from George D. Edwards, Jr. and James T. Edwards as co-executors of the estate of Virginia Edwards (Mrs. George D. Edwards, Sr.) and by ourselves individually to George D. Edwards, Jr. (a 5/12 interest), James T. Edwards (a 5/12 interest), Louise Edwards Parker (a 1/12 interest) and Ann Elizabeth Minton (a 1/12 interest), as recorded on the 10th day of February, 1969 in Deed Book 4309, Page 150 and Warranty Deed from Mrs. Mamie Dahlinger, a 1/2 undivided interest; K. O. Haury, a 1/12 undivided interest; Kathleen Haury, a 1/12 undivided interest; Mrs. Jacques Denavit, a 1/6 undivided interest, and Mrs. Frank Dahlinger, Sr., a 1/6 undivided interest to Mrs. George D. Edwards, Sr., George D. Edwards, Jr., and James T. Edwards, as recorded on the 10th day of December, 1965 in Deed Book 3976, Page 488 in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Scott Coleman Edwards by James Thomas Edwards, Jr. pursuant to the Power of Attorney of record in Instrument number 20180313-0023832 Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☑ unimproved property located at: **1233 2nd Avenue South, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2018.

GRANTOR:

American Automotive Group Corporation., a Tennessee Corporation

By: _____
David Stremic, Treasurer

X Scott Coleman Edwards by James Thomas Edwards, Jr.
Scott Coleman Edwards by James Thomas Edwards, Jr. as his Attorney-in-Fact

X James Thomas Edwards Jr.
James Thomas Edwards Jr.

X Alan Andrew Edwards
Alan Andrew Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Stremic, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Treasurer of American Automotive Group Corporation., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2018.

Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Thomas Edwards, Jr. the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Scott Coleman Edwards ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 13th day of March, 2018.

Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Thomas Edwards, Jr., and Alan Andrew Edwards, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2018.

Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020