Bill Garrett Davidson County
Batch# 80877 **DEEDWARR**
04/13/2018 04:02:28 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20180413-0035198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 850,000 or

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2018.

NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Irving B. Epstein, Attorney, 11516 Nicholas Street, Suite 202, Omaha, NE 68154

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
5809 Nashville LLC c/o Michael Curcio 1250 N. Harper Ave. #307 West Hollywood, CA 90046	5809 Nashville LLC c/o Michael Curcio 1250 N. Harper Ave. #307 West Hollywood, CA 90046	MAP: 161 PARCEL: 180

WARRANTY DEED

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Omaha Furniture Mart, Inc., a Nebraska corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto 5809 Nashville LLC, a Florida limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentwood East Commercial Park, of record in Plan Book 5190, page 201, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of Nolensville Road, said point being located South 4 deg. 58' East, 305.00 feet from a monument, being West 90 feet, more or less, from the centerline of Nolensville Road and South 132 feet, more or less, from the centerline of Old Hickory Boulevard; thence with the westerly right-of-way of Nolensville Road, South 4 deg. 58' East, 165 feet, to a point; thence leaving said Road, South 85 deg. 02' West, 140.00 feet, to a point; thence North 4 deg. 58' West, 165.00 feet, to a point; thence North 85 deg. 02' East, 140.00 feet, to the point of beginning, containing 23,100 square feet or 0.53 acre, more or less.

Being the same property conveyed to OMAHA FURNITURE MART, INC., A NEBRASKA CORPORATION, by deed from OLDERMAN REALTY & DEVELOPMENT COMPANY, A GEORGIA CORPORATION, of record in Book 8175, page 225, dated August 9, 1990, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, 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 11 day of April, 2018.

OMAHA FURNITURE MART, INC.

By: Milton Wakschlag

Milton Wakschlag, Authorized Representative

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Milton Wakschlag, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Representative of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 11 day of April, 2018.

Barbara D. Magazine
Notary Public

My commission expires: June 7, 2020

"OFFICIAL SEAL"
Barbara D. Magazine
Notary Public, State of Illinois
My Commission Expires June 07, 2020