WARRANTY DEED

Bill Garrett Davidson County
Batch# 86413 **DEEDWARR**
04/30/2018 03:31:12 PM 3 pgs
Fees: $18.00 Taxes: $8,928.10

20180430-0040643

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,413,000.00

Frank C. May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
120 Second Avenue South, LLC	New Owner	93-6-4 101
(NAME)	(NAME)	
4544 Harding Pike, Suite 201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **120 SECOND AVENUE, L.L.C., a Tennessee limited liability company**, and **East Lot 120 Second Avenue South, a Tennessee sole proprietorship**, hereinafter collectively called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **120 SECOND AVENUE SOUTH, LLC**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Beginning at a point approximately 60 feet north of the intersection of the north edge of the Shelby Street Bridge and the east edge of Second Avenue South, thence eastwardly along the north edge of the Old America Steam Feed Company Building, approximately 100 feet to an alley, thence northwardly along said alley, 80 feet to a point; thence westwardly 100 feet to a point on the east edge of Second Avenue South, 80 feet to the point of beginning; being part of Lot 3 on the Upper Ferry Plan and part of the property identified on the Metropolitan Tax Assessor's records as Map 93-6-4, Parcel 59.

Being the same property conveyed to 120 Second Avenue, LLC by Quitclaim Deed from The Leon Company and Frank C. May on January 4, 1999, of record in Book 11280, Page 759, Register's Office for Davidson County, Tennessee.

The said 120 Second Avenue, LLC was converted to 120 Second Avenue Partnership, a Tennessee general partnership on December 27, 1999, as evidenced by that certain Certificate of Merger of 120 Second Avenue, LLC into 120 Second Avenue Partnership, of record at the office of the Tennessee Secretary of State.

The said 120 Second Avenue Partnership was subsequently converted back to 120 Second Avenue, LLC on April 27, 2004, as evidenced by that certain Articles of Conversion of 120 Second Avenue Partnership into 120 Second Avenue, LLC, or record with the office of the Tennessee Secretary of State.

Frank C. May, whose signature is set forth below, is the owner and sole proprietor of East Lot-120 Second Avenue South, a Tennessee sole proprietorship, which joins this instrument to convey any interest which it may possess in the subject property pursuant to the Certificate of Conversion filed with the Tennessee Secretary of State on March 31, 2010.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 120 Second Avenue South, Nashville, Tennessee 37201
(House Number) (Street) (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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and Grantor does further covenant and itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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/our hand(s) this 27 day of April, 2018.

GRANTOR:

120 SECOND AVENUE, L.L.C.

By: Frk C. May

Printed: Frank C. May

Its: Sole Member

EAST LOT-120 SECOND AVENUE, A TENNESSEE SOLE PROPRIETORSHIP as intended successor to 120 SECOND AVENUE, LLC

Frk C. May

Frank C. May, Owner and Sole Proprietor

STATE OF Tennessee

COUNTY OF Davidson

On this the 27 day of April, 2018, before me personally appeared Frank C. May, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of 120 Second Avenue, L.C.C., and that he, as Sole Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of April, 2018.

Notary Public
My Commission Expires: 11/5/18

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

STATE OF Tennessee
COUNTY OF Davidson

On this the 27 day of April, 2018, before me personally appeared Frank C. May, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Owner and Sole Proprietor of East Lot-120 Second Avenue, a Tennessee sole proprietorship, and that he, as such Owner and Sole Proprietor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of April, 2018.

Notary Public
My Commission Expires: 11/5/18

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210
(615) 515-7171