Bill Garrett Davidson County
Batch# 87329 DEEDWARR
05/02/2018 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20180502-0041450

Warranty Deed

ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2018. Notary Public My commission expires: 10/14/19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tristar Sports & Entertainment c/o Noelton Away Trust	New Owner	
11 Music Circle S.		118-09-0-034.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **KEEP IT TOGETHER, INC., A PROVINCE OF ONTARIO CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUISE M. TAYLOR AKA LOU M. TAYLOR, TRUSTEE OF THE NOELTON AWAY TRUST DATED APRIL 11, 2018**, 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:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Plan of Leonte Subdivision of Lots Nos. 17, 18 and 19 in Noelton, not of record, described according to a survey made by W. B, Southgate, Surveyor, December 1936, as follows:

Beginning at the southeast corner of the Granny White Road and 5th Street; thence with the southerly margin of 5th Street, eastwardly 213 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 200 feet to the common corner of Lots Nos. 1, 2, 27 and 28; thence with the line between Lots Nos. 1 and 28, westwardly 204-1/2 feet to the easterly margin of the Granny White Road; thence with said road, northwardly 200 feet 2 inches to the beginning.

AND

Tract 2

Land in Davidson County, Tennessee, being the northerly 76 feet of the westerly part of Lot No. 28 on the Plan of Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described as follows:

Beginning on the easterly margin of Granny White Road, at the northwest corner of the property conveyed to Eunice Morris Kennedy by deed from Fount T. Smothers and wife, of record in Book 2650, page 365, Register's Office for said County; thence with said Kennedy's northern boundary line, easterly 185 feet more or less; thence northerly 76 feet to a point in the line between Lots Nos. 1 and 28; thence with line between said lots westerly 188 feet 6 inches to the easterly margin of Granny White Road; thence with the same, southerly 76 feet to the beginning.

Being the same property conveyed to Keep It Together Inc., a Province of Ontario Corporation by Warranty deed from Robert L. Scruggs, Trustee of the 1029 Noelton Avenue Trust Dated May 30, 2013 of record in Instrument No. 20141117-0106011 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1029 Noelton Avenue, Nashville, TN 37204.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2018.

Keep It Together, Inc.

By: _____
Name: Dallas Green
Title: Authorized Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dallas Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Shareholder of Keep It Together, Inc., a Province of Ontario Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

_____
Notary Public

My Commission Expires: 7-2-18

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

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