Bill Garrett Davidson County
Batch# 93391 DEEDWARR
05/17/2018 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20180517-0047231

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27820-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CJ Church Street Partners, LLC 209 29th Avenue N Suite 150 Nashville, TN 37203	New Owner	09212039600 09212039700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan, Ward & Elmore, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**") has bargained and sold, and by these presents does transfer and convey unto **CJ Church Street Partners, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**") its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being part of Lot No. 154 on the Map of the John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the southerly margin of Church Street, as now widened, 70 feet East of the easterly margin of 20th Avenue North; thence, southerly, parallel to the easterly margin of 20th Avenue North, 174.1 feet, more or less, to the northerly margin of an alley; thence, with the northerly margin of said alley, easterly 80 feet to a point; thence, in a Northerly direction and parallel with the easterly margin of 20th Avenue North, 174.1 feet, more or less, to the southerly margin of Church Street; thence, with the margin of same, westerly 80 feet to the point of BEGINNING.
>
> BEING all of the same property conveyed to Bryan, Ward and Elmore, Inc. by Installment Deed dated May 1, 1981 from Helen T. Dunn, a widow and single person, of record in Book 5740, Page 183, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 1921 and 1925 Church Street, Nashville, TN 37203.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of May, 2018.

Bryan, Ward & Elmore, Inc., a Tennessee corporation

By: _____
Name: W. Allen Bryan, III
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. Allen Bryan, III, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Bryan, Ward & Elmore, Inc., a Tennessee corporation , the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand, at office, this 16th day of May, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

_____
Affiant

Subscribed and sworn to before me this 16th day of May, 2018.

_____
Notary Public
My Commission Expires: 9.10.18

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 09212039600 and 09212039700.

2. All Matters as shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the ALTA/NSPS Land Title Survey of a portion of Lots 154 of the Plan of The Boyd Home Tract also being the Berry Hill Square, LLC Property: 1921, 1923, 1925 and 1927 Church Street by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, survey dated February 3, 2018 and drawing dated March 27, 2018.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019