WARRANTY DEED

Bill Garrett Davidson County
Batch# 106010 DEEDWARR
06/18/2018 04:03:14 PM 2 pgs
Fees: $13.00 Taxes: $2,118.25

20180618-0058596

File No.: AGL-18-LONESTAR-400

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
400 GALLATIN, LLC, A TEXAS LIMITED LIABILITY COMPANY	New Owner	083-09-001.00
(NAME)	(NAME)	
5742 DARLING ST		
(ADDRESS)	(ADDRESS)	
HOUSTON, TX 77018		
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MACK PROPS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **400 GALLATIN, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Con. O'Donnell's Addition to Edgefield, now East Nashville, Tennessee, not of record and described as follows:

Beginning at a point in the Westerly margin of Gallatin Road 150 feet South of the Southerly margin of Mansfield Avenue, and extending along Gallatin Pike 50 feet on the Westerly side of said Pike, as widened, and running back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed from Alvie Wayne Willis to Mack Props, LLC, a Tennessee limited liability company, as recorded on the 11th day of October, 2016 in Instrument No. 20161011-0107030 and Warranty Deed from John D. Batson, Trustee to Alvie Wayne Willis, as recorded on the 12th day of May, 1969 in Deed Book 4332, Page 293, in the Register's Office of Davidson County, Tennessee.

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 400 Gallatin Avenue, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 8th day of June, 2018.

Mack Props, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: TSIANINA LOHMANN
ITS: AUTHORIZED MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of June, 2018, before me personally appeared TSIANINA LOHMANN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED MEMBER of Mack Props, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of June, 2018.

Notary Public
My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171