Bill Garrett Davidson County
Batch# 111129 DEEDWARR
06/29/2018 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $9,657.00
20180629-0063420

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

30917-1
Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Vertical Properties, LLC<br>ATTN: Barry Griffith<br>2449 Scaper Street<br>Memphis, TN 38114 | New Owner | 10514030600 |

# 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, **DI Realty, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Vertical Properties, 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:

BEGINNING at an iron pin in the westerly margin of White Avenue, said point being S 11 deg 37' E 211.72 feet from the southerly margin of Melpark Drive, projected on a straight line to White Avenue and being the Northeast corner of the tract owned by Kermit C. Stengel, Jr., et al. and presently under lease to The Dede Wallace Center by Indenture of Lease dated June 30, 1972, as amended; thence, with the northerly line of the property presently under lease to the Dede Wallace Center S 71 deg 04' W 145.80 feet to an iron pin at a point in the easterly line of the property formerly owned by Financial Institution Services, Inc. by deed, of record in Book 5072, Page 207, Register's Office for said County; thence, with the said Financial Institution Services, Inc.'s former easterly line N 18 deg 30' W 210 feet to an iron pin in the southerly margin of Melpark Drive; thence, with the southerly margin of Melpark Drive N 71 deg. 04' E 143.33 feet to an iron pin; thence, in a southerly and easterly direction around a curve to the right on a radius of 25 feet with a central angle of 97 deg. 19' a distance of 39.41 feet to an iron pin in the westerly margin of White Avenue; thence, with White Avenue S 11 deg 37' E 183.88 feet to the POINT OF BEGINNING.

BEING all of the same property conveyed to DI Realty, LLC by General Warranty Deed dated September 17, 2015 from Ted J. Trammell, of record in Instrument No. 20150921-0095866, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2331 White 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, 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.

**[Signatures appear on the following page.]**

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 27 day of June, 2018.

DI Realty, LLC,
a Tennessee limited liability company

By: _____
Name: Steven Shelton
Its: Member

By: Tim Shaw, by Anthony John Shaw his attorney-in-fact

Tim Shaw, by Anthony John Shaw his Attorney-in-fact

Name: Tim Shaw

Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Shelton, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of DI Realty, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand, at office, this 27 day of June, 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

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Anthony John Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Tim Shaw, and further acknowledged Tim Shaw to be a Member of DI Realty, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Tim Shaw for the purpose therein contained, by signing the name of Tim Shaw by himself as Attorney-in-Fact, and by signing the name of the company by Tim Shaw as Member.

WITNESS my hand, at office, this 27 day of June, 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 $2,610,000.00.

Affiant

Subscribed and sworn to before me this
27 day of June, 2018.

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019

**EXHIBIT A**
**Permitted Encumbrances**

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 10514030600.

3. Subject to a 15-foot easement for sanitary sewers parallel to White Avenue along the northeasterly line of the property and a 10-foot easement for public utilities along the southerly line of the property, as set forth in the Deed, of record in Book 6854, Page 419, said Register's Office.

4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

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