Bill Garrett Davidson County
Batch# 116353 DEEDWARR
07/13/2018 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $3,108.00
20180713-0068251

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34271-05-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Affiant Subscribed and sworn to before me, 12th day of July, 2018. Notary Public My Commission Expires: 5/5/20

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shville Dunn LLC c/o Razor and Tie Attn: Victor Zaraya 214 Sullivan Street, 5th floor New York, NY 10012	Shville Dunn LLC c/o Razor and Tie Attn: Victor Zaraya 214 Sullivan Street, 5th floor New York, NY 10012	Map and Parcel No.: 082 12 0 313 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, M & S Associates, a Tennessee general partnership ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Shville Dunn LLC, a New York limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 918 Main Street, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer, on the 12th day of July, 2018.

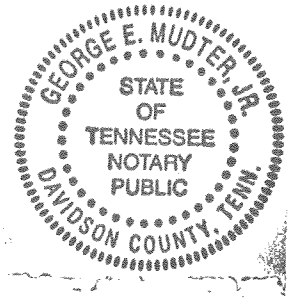
M & S Associates
a Tennessee general partnership

By: _____
Carter Murray Dawson, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Carter Murray Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner (or other officer authorized to execute the instrument) of M & S Associates, a Tennessee general partnership, the within named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such General Partner.

Witness my hand, in Nashville, Tennessee, this 12th day of July, 2018.



_____
Notary Public
My Commission Expires:
5/5/20

EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a survey prepared by Kenneth D. Church, T.R.L.S. No. 1004, dated June 20, 2018, as follows:

Point of Beginning at a set mag nail with TTL washer located at the point on intersection of the southern right of way of Main Street and the western right of way of McFerrin Avenue, thence with said right of way South 47 degrees 26 minutes 43 seconds East for 109.05 feet to a found mag nail with washer at base of concrete wall common corner with 8 McFerrin Partners, LLC recorded in Deed Instrument Number 20160126-00072600;

Thence with said line South 44 degrees 50 minutes 45 seconds West for 45.57 feet to a found ½" diameter iron rebar corner with Frank Louis Resha, Jr, recorded in Quit Claim Deed Instrument Number 20140716-0062881;

Thence with said line North 47 degrees 40 minutes 44 seconds West for 121.07 feet to a set mag nail with TTL washer in the southern right of way of Main Street;

Thence with said right of way line North 59 degrees 17 minutes 28 seconds East for 48.06 feet to the point of beginning.

Area of property 0.12 acres, more or less (5,265.52 square feet more or less).

Being the same property conveyed to M&S Associates, a Tennessee general partnership, by warranty deed dated December 23, 2014 from Grumpy's Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20141229-0118452, and by quitclaim deed dated December 23, 2014 appearing as Instrument No. 20141229-0118453, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable, which have been assumed by Grantee. Map and Parcel No. 082 12 0 313 00.

2. All matters reflected on the survey of the subject tract prepared by Kenneth D. Church, T.R.L.S. No. 1004, dated June 20, 2018, including, but not limited to, the encroachment of an HVAC unit across the southern boundary of the property and the violation of applicable regulations for rear setback lines, building density, and parking requirements.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

